

EASTSUFFOLK COUNCIL

Suffolk Coastal LOCAL PLAN

Covering the former Suffolk Coastal District area
Adopted 23 September 2020

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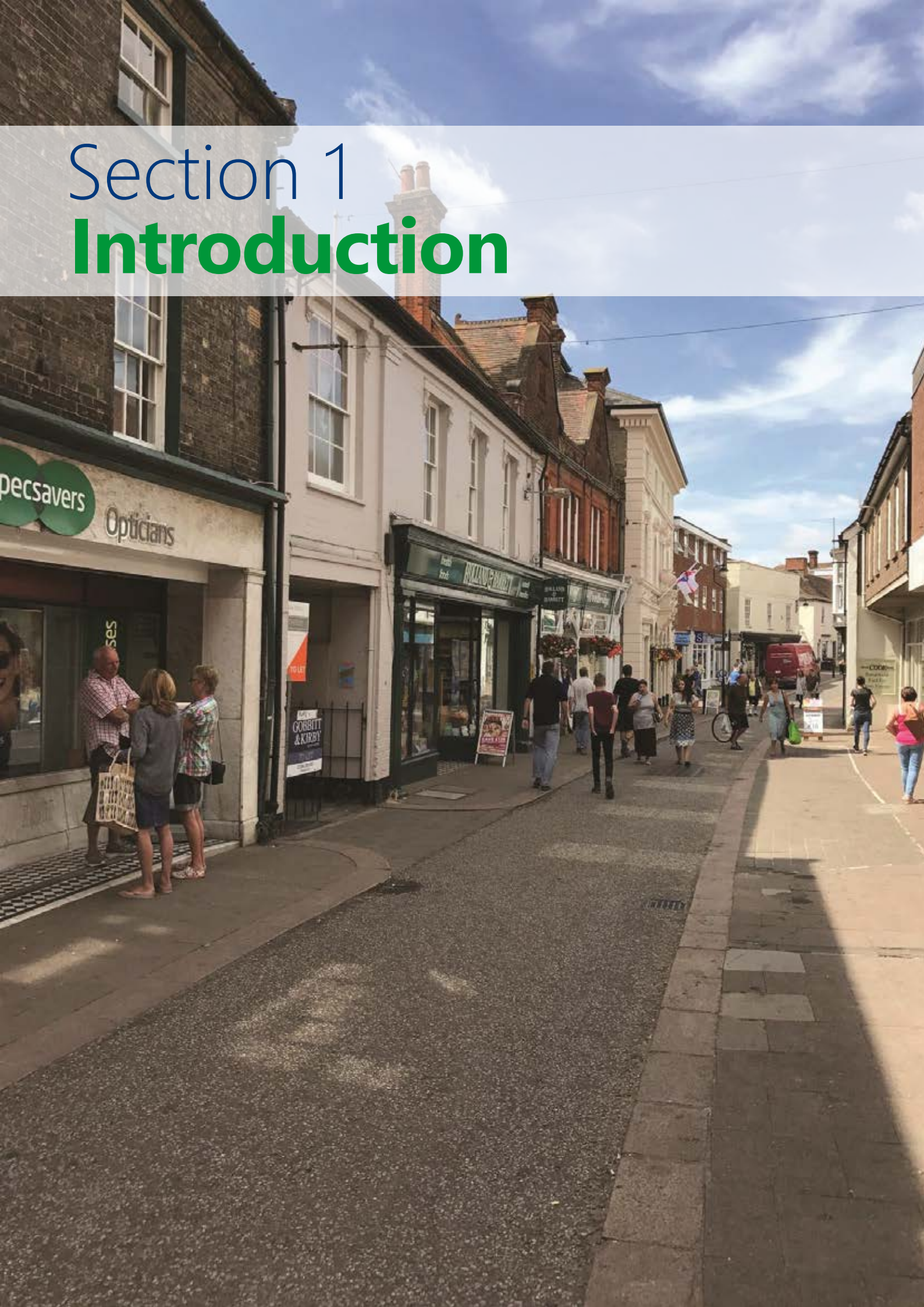
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Section 1
Introduction



1 Introduction

1.1 The former Suffolk Coastal part of East Suffolk is a uniquely attractive place to live and work, combining a strong economy with a natural, built and historic environment second to none. Those advantages however present the Council with the challenge of balancing the delivery of development that continues to stimulate and support the economy and provides attractive and affordable homes for current and future generations, with the need to preserve and enhance the precious, but sometimes vulnerable environment. This Local Plan seeks to be ambitious in growing the District's economy, in particular recognising the opportunities presented by the Port of Felixstowe, the energy sector and key transportation routes, boosting the delivery of homes to contribute to addressing the national housing shortage and responding to needs for a greater mix of homes and increasing the delivery of affordable housing, whilst improving infrastructure provision and conserving our natural, built and historic environment.

1.2 The Council has prepared a new Local Plan which provides a vision for the communities of the former Suffolk Coastal area up to 2036 and recognises the diversity of the area.



Suffolk Coastal Plan Area Context

1.3 The former Suffolk Coastal area is a large former District some 892 sq km/344 sq miles in area, much of which is rural in character with 48.8km of open coastline. In 2016 the mid year population was estimated at 127,836 residents with the majority of people living in the urban areas to the east of Ipswich such as Kesgrave, Martlesham and Rushmere St Andrew, the coastal resort town of Felixstowe and the market towns of Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. The area is a popular destination for visitors and tourists from the UK and abroad with exceptional natural, historic and built environments. There are over 100 parishes which range in population size from a handful of people to several thousand people.

Social context

1.4 People are at the heart of East Suffolk and the Local Plan covering the former Suffolk Coastal area seeks to provide vibrant and healthy communities to meet the needs of all residents.

1.5 The former Suffolk Coastal area has one of the oldest populations of any district in the country and this characteristic places additional requirements on the Local Plan, service providers and infrastructure provision. In 2015, 70,800 persons (approximately 57% of the population) were of working age (16-64 years of age). Over the plan period, it is anticipated that the percentage of the population who are working age will decline. An ageing population creates specific requirements for residential dwellings and care provision, although there is often a desire to remain in the existing home rather than to relocate. Adaptation and improvement to the existing housing stock may provide a solution but will not always be possible. The provision of new accommodation suitable for older people will potentially free up larger family housing which will be important alongside new dwellings. Alongside this, the affordability of housing is an issue, with house prices being on average 8.95 times the average earnings[1]. This presents issues in particular for young people who wish to remain in or move to the District. This includes people growing up in the area who leave for a period of time for further education and other opportunities.

1.6 Over the plan period, the Local Plan will deliver an ambitious level of housing to meet the needs of the current population through increased provision of units targeted at meeting specific needs (including those of Gypsies, Travellers and Travelling Showpeople), the provision of affordable housing and deliver the housing needed in a timely manner through a plan led approach.

1.7 The 2011 Census showed that across the plan area there were 58,227 dwellings which increased to 61,157 as at the end of March 2018. Housing delivery across the plan area has always been positive and rates of construction have, in recent years, returned to the levels experienced before the economic downturn that started in 2008. At that time, like other parts of the country, residential completions dropped to a low level which reflected the economic conditions faced by all parts of the country. Despite the drop in delivery and subsequent upturn of completions the Council is well placed to continue to deliver significant housing

[1] Ratio of Median House Price to Median Workplace Earnings 2017 (Office for National Statistics, 2018).

opportunities for all over the plan period. In recent years the Council has taken a positive approach to the delivery of housing and, through site allocations, planning permissions already granted and a good rate of delivery, the Local Plan will deliver the dwellings required to meet the needs of the local community.

1.8 Despite the good rate of housing delivery across the plan area, property prices continue to be above the national and regional averages as outlined by information from the Land Registry. In 2017, the median property price in the former Suffolk Coastal area was £274,995 compared to the median of £230,000[2] for England.

1.9 The District also faces challenges in respect of residential accommodation being taken up as second homes or units for tourism accommodation. In 2015 there were over 2,500 dwellings registered as second homes within the plan area. East Suffolk is a popular tourist destination and this demand in some areas can deny local people the opportunity to buy or rent properties as demand raises prices to levels which are often outside of the budget of local residents. Seasonal and holiday let demand can also affect the availability of properties for longer term private rent.

1.10 The former Suffolk Coastal area is a relatively affluent area with some areas demonstrating high levels of affluence but some parts are amongst the most deprived in the country. Within Felixstowe there are pockets of deprivation, as well as rural areas in the north of the plan area. These locations need further attention over the plan period to ensure that issues relating to communities in deprived areas are supported and enhanced.

Environmental Context

1.11 The former Suffolk Coastal area is heavily influenced and characterised by the natural, built and historic landscapes. High quality and international designations covering large areas of land are found across the plan area which is interspersed by settlements and countryside. The coastline has also played a significant role in developing the area and will continue to do so in the future.

1.12 The plan area contains over 48km of open coastline as well as over 139km of estuaries. The estuaries of the Alde and Ore, Blyth, Deben and Orwell Rivers help shape the plan area and the communities which surround them. Estuary Plans have been prepared for the Deben Estuary and the Alde and Ore Estuary in recent years. Approximately a third of the plan area based around the coast and its hinterland is designated as an Area of Outstanding Natural Beauty and 11,200 hectares of the plan area is designated as Sites of Special Scientific Interest. In addition, Natura 2000 is a network of protected sites that represent European and International designations.

1.13 The plan area's landscape is diverse, including large areas of farmland, which support a rich biodiversity and contain features of geodiversity. In terms of the historic environment, there are 36 Conservation Areas with around 2,300 Listed Buildings, 117 Scheduled Monuments, 8 registered historic parks and gardens,

[2] Office for National Statistics.

17 locally identified historic parks and gardens and 1 protected wreck, alongside a military history, all of which combine to form the historic landscape.

1.14 The exceptional quality of the natural, built and historic environment makes the plan area a very special place to live and work and a popular destination for visitors and tourists. This resulting high quality of life brings with it the responsibility of preserving this heritage as a key priority, for its own intrinsic value as well as for the health, prosperity and well-being of the residents.

1.15 East Anglia is recognised by the Environment Agency as an area of 'serious water stress'. As one of the driest parts of the country, water resources need to be carefully managed through partnership with water companies, the Environment Agency, landowners and Suffolk County Council as Lead Flood Authority.

1.16 Two Air Quality Management Areas have been declared in the former Suffolk Coastal area, one in Woodbridge and one in Stratford St Andrew. Both of these areas are monitored by the Council as they exceed annual mean Air Quality Objectives for nitrogen dioxide. Outside of these areas the air quality is generally very good and levels of air pollutants are below national limits.

1.17 The plan area has a significant network of public rights of way, including nationally promoted walking trails such as the Stour and Orwell Walk, and the Sandlings Walk. Public rights of way not only act as walking and cycling links between communities, education sites and workplaces, but also contribute to the economic prosperity of the District through the tourist trade that they attract.

Economic context

1.18 The East of England is one of the fastest growing regions and East Suffolk is a key contributor to this growth. The former Suffolk Coastal District is home to a number of key economic drivers such as the Port of Felixstowe, Sizewell Nuclear Power Station, offshore wind energy developments and BT operations at Adastral Park. These large scale employers have a local presence but contribute significantly to the national and international economies and the Local Plan seeks to support this contribution.

1.19 The East Suffolk Business Plan identifies these major employers and sectors as being of huge benefit to the District. The Local Plan will seek to ensure that the appropriate provision of land, associated infrastructure and supply chain networks are promoted over the plan period to maintain the contribution made by these key economic drivers.

1.20 The plan area's economy is supported by a high proportion of small and medium sized businesses which are vital to the local economy and rural communities. Economic evidence highlights the importance of these businesses across a range of sectors which provide a variety of employment opportunities. The former Suffolk Coastal area has a higher number of businesses than compared to neighbouring authorities which shows that enterprises in the plan area sustain activity and generate economic prosperity.

1.21 Official Labour Market Statistics show that within the former Suffolk Coastal area 80% of the population were economically active in 2016, which mirrors the position for the East of England and is slightly higher than the national figures. Average earnings are also generally higher than the regional and national averages although there still remains a gender pay gap within the District.

1.22 Many young people leave the area for further education and other economic and social opportunities which impacts on both the local community and business sectors in the plan area. The emergence of The University of Suffolk and expansion of other education providers such as Otley College present important opportunities for the area over the plan period. Improving the education and economic opportunities for young people will be beneficial and reduce the growing numbers of people commuting into the area to fulfil jobs.

1.23 East Suffolk has a strong and effective relationship with the New Anglia Local Enterprise Partnership (LEP). The LEP is a partnership between local authorities and businesses to help determine local economic priorities and lead economic growth and job creation. The New Anglia LEP seeks to maximise the opportunities currently being supported as well as those areas, such as the Market Towns, where economic activity could be boosted through appropriate intervention.

1.24 The town centres across the plan area perform a valuable retail function and provide services and facilities for their communities and surrounding rural areas. The individual identity of each town centre is a key feature and this makes them attractive as destinations for visitors to the area. Town centres are increasingly a focus for leisure, business and social interaction as well as shopping

1.25 The tourism industry is a key contributor to the local economy. In 2017, £325million was spent as a result of tourism. The Economic Impact of Tourism Report published in 2017 estimated that across the former Suffolk Coastal District 6,163 jobs were generated as a result of tourism spend, which equated to 12% of total employment in the plan area.

1.26 People living in, working in, or visiting East Suffolk rely upon the transport networks. The transport networks made up of roads, railways and cycle ways are vital to the creation of healthy communities and serve rural and urban areas of the plan area. The Council will continue to work in partnership with Highways England, Network Rail and Suffolk County Council to ensure appropriate transport infrastructure is delivered over the plan period.

1.27 Travel to work data from the 2011 Census shows the importance of travel by private motor vehicles in the former Suffolk Coastal District. Public transport services are varied across the District with most use being seen in the southern parts of the plan area on routes connecting Ipswich to Felixstowe, Ipswich to Woodbridge and other market towns.

1.28 Railway Lines in the former Suffolk Coastal District connect Felixstowe, Saxmundham, Woodbridge and some rural areas with Ipswich and Lowestoft as well as on to London, Norwich and Cambridge. Rail capacity is limited and it is a challenge to reconcile demand for passenger and freight services over the plan period. Strategic improvements to the rail lines have taken place in recent years and others are anticipated to come forward in the future.

1.29 The only trunk road in the former Suffolk Coastal District is the A14 that connects Felixstowe with Ipswich, Cambridge and the Midlands. The A14 is an important freight route and is fundamental to the success of the Port of Felixstowe and communities surrounding Ipswich. At times the A14 can become blocked which

creates major impacts for residents, visitors and businesses in the area as there is no suitable alternative route. Over the plan period managing the capacity of the A14 will be necessary.

1.30 The A12 provides the main route north and south through the plan area and is important to many communities. It is a mixture of dual carriageway and single carriageway and serves a number of settlements. Improvements to sections of the road are proposed at various locations, most notably around the villages of Farnham, Little Glemham, Marlesford and Stratford St Andrew.

1.31 Besides these A roads, various B and C class roads serve the rest of the plan area. Many of these local roads are single track with passing places which reflects the rural nature of the area but poses challenges in respect of the accessibility of some settlements.

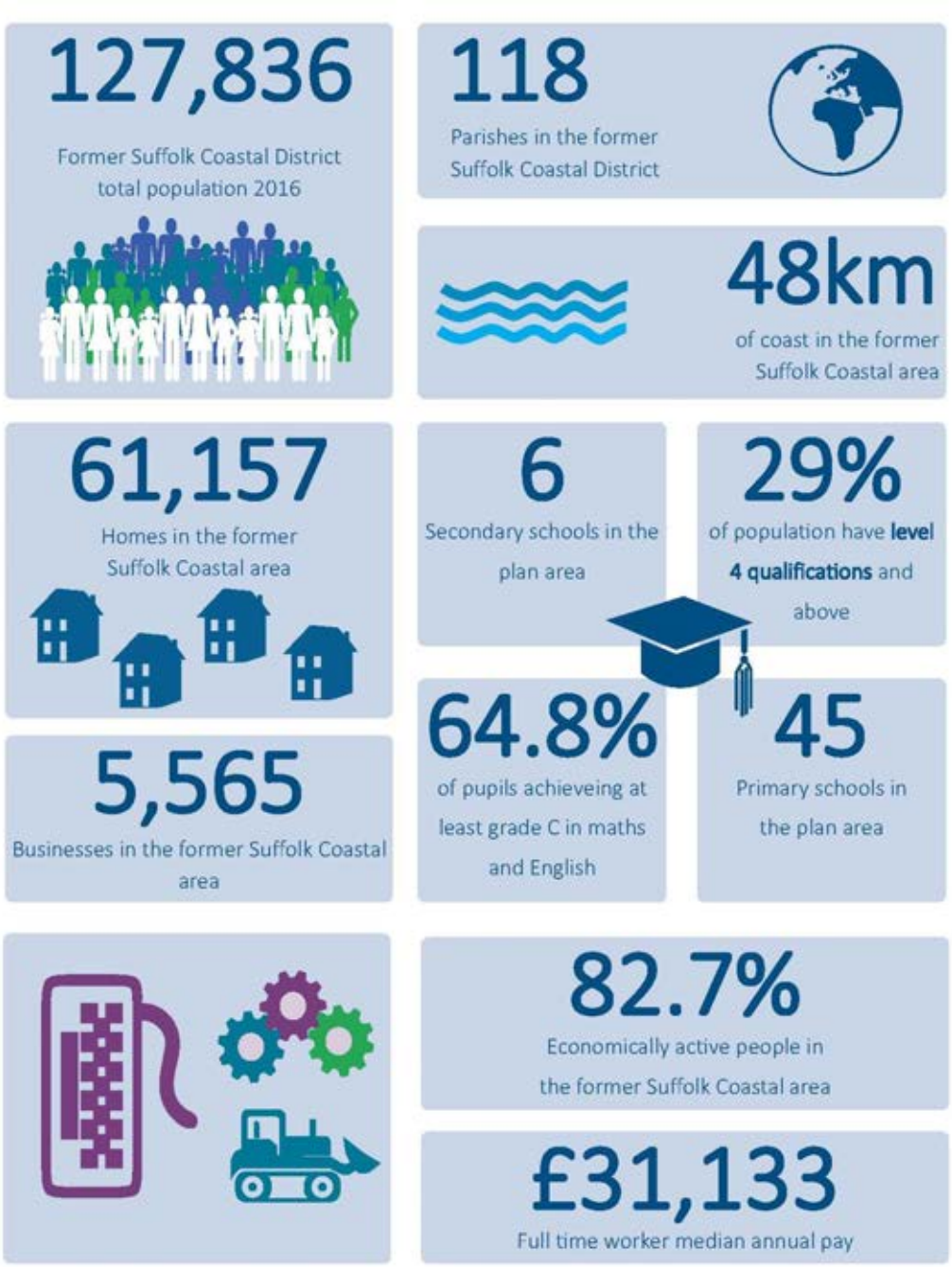
Key Issues

1.32 The table below identifies a series of key issues which the Local Plan covering the former Suffolk Coastal area will seek to address. These issues have been identified through the Sustainability Appraisal Scoping Report, the evidence base and public consultation responses.

Theme	Suffolk Coastal Plan Area Issues
Social	
Population	■ Despite relative affluence of the District there is still a need to address pockets of deprivation. ■ Increasing number of young people leaving the District and a large rural population. ■ District's population is older than the county, regional and national averages. ■ Former Suffolk Coastal area expects to see more deaths than births (2014-2024).
Housing	■ High house prices and high numbers of second homes. ■ Impact of ageing population on housing supply and increased demand for specialist housing.
Health & Wellbeing	■ Limited access to health provision in the rural areas. ■ Ageing population with high proportion population with long-term health problems and disabilities. ■ Improving access to opportunities for regular physical activity. ■ Addressing fear of crime.
Education	■ Distance to both primary and secondary schools in rural locations. ■ Ensuring the local population can access employment opportunities.
Environmental	
Water	■ Number of Groundwater Source Protection Zones. ■ High number of existing groundwater and surface water Nitrate Vulnerable Zones.

	■ Timely provision of new water services and infrastructure.
Air	■ Reliance on private motor cars and lack of public transport provision. ■ Two Air Quality Management Areas. ■ Requirement for clean vehicle infrastructure to encourage uptake of new technologies.
Material Assets (soil and water)	■ Extensive areas of high quality agricultural land. ■ Need to manage waste in accordance with the waste hierarchy. ■ Limited availability of previously developed land. ■ Need to protect and enhance sites designated for their geological interest.
Climate change, flooding, coast and estuaries	■ Need to increase renewable energy provision. ■ Need to ensure appropriate response to sea level rise and coastal erosion. ■ Need to ensure sustainable construction techniques and green infrastructure is employed to mitigate climate change. ■ Low lying areas at risk of flooding. ■ Large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.
Biodiversity	■ Need to extend and enhance the green infrastructure across the Ipswich Housing Market Area. ■ Need to ensure that areas of biodiversity value are protected and enhanced, and that net gains for biodiversity are delivered.
Cultural	■ High number and quality of heritage assets.
Landscape	■ Managing development while protecting significant areas of environmental protection. ■ Delivering high quality design that respects local character. ■ Significant areas of AONB across the District.
Economic	
Economy	■ Limited employment land availability with limited large business unit provision outside Felixstowe. ■ Limited range of employment opportunities in rural areas. ■ Promoting growth in key employment sectors. ■ Competition for land for housing. ■ Changing nature of town and district centres.
Transport and connectivity	■ Distances between key services and facilities in rural areas. ■ Reliance on private motor car and lack of public transport provision.
Digital Infrastructure	■ Rural isolation and poor access to fast Broadband and reliable mobile coverage in rural areas. ■ Access to fast broadband in rural areas.

Plan Area Statistics[3]



[3] Data sources provided in Appendix I – Glossary and Acronyms.

What is the Local Plan?

1.33 The Local Plan sets out the level of growth which needs to be planned for in the former Suffolk Coastal area and identifies where this should be located and how it should be delivered. The Plan sets out the strategic and non-strategic planning policies which the Council will use to determine planning applications across Suffolk Coastal, along with policies in made Neighbourhood Plans. This Local Plan will cover the period 2018-2036.

1.34 This Local Plan will replace the Core Strategy and Development Management Policies (2013), the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) and the remaining 'saved' policies in the 2001 Local Plan. It will not replace the policies in 'made' Neighbourhood Plans, but some Neighbourhood Plans or parts of them may need to be reviewed to be in general conformity with this Local Plan.

1.35 Suffolk Coastal District Council has been working in partnership with Waveney District Council since 2008 and most of the services are shared across the two Councils. To build on this decade of cooperation, give greater value for money and at the same time improve service delivery, including driving and investing in growth and infrastructure projects, the two Councils agreed to create one Council. In February 2018 the Secretary of State for Housing, Communities and Local Government agreed the shared proposals to create a new single East Suffolk Council. In May 2018, Parliament made the Orders required to create East Suffolk Council which came into existence on 1st April 2019 and the two existing councils formally dissolved.

1.36 This Local Plan will continue to provide the vision, strategic priorities, policies and proposals against which planning applications will be determined, for the geographic area covered by the former Suffolk Coastal area until such time as the new East Suffolk Council decide to review the Local Plan.

Consultation

1.37 In August 2017, the Council published a Local Plan Issues and Options document for consultation. The Issues and Options consultation document (prepared and consulted upon in conjunction with Ipswich Borough Council) highlighted a variety of issues facing the communities of the former Suffolk Coastal area. The responses received from the Issues and Options consultation informed the First Draft Plan.

1.38 The First Draft Plan was published for public consultation in July 2018. It took the form of the final Local Plan and was informed by comments received and the evidence base which has been prepared to justify the proposals and policies.

1.39 The Final Draft Plan has been informed by the responses to the earlier consultation periods and revised evidence base. The document was published in January 2019 to invite representations in relation to soundness. Comments received on the Final Draft Plan were considered by the Planning Inspectorate after the document was submitted for Examination by Suffolk Coastal District Council in March 2019.

Duty to Co-operate

1.40 The Duty to Co-operate is a legal duty on all local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

1.41 The former Suffolk Coastal District Council engaged constructively with all partners during the preparation of this Local Plan and in the preparation of neighbouring authorities' Local Plans at the relevant times. The main strategic relationships for the plan area are with Babergh District Council, Ipswich Borough Council and Mid Suffolk District Council along with Suffolk County Council and the former Waveney District Council.

1.42 The Council has worked with the neighbouring authorities of Babergh, Ipswich and Mid Suffolk to identify the boundaries of the housing market area and the functional economic areas. Collectively it is considered that the housing and economic needs of the authorities can be met within the existing administrative boundaries and the plan area.

1.43 In respect of infrastructure, the Council has worked positively with infrastructure providers such as the local Clinical Commissioning Group, the NHS, Suffolk Constabulary, UK Power Networks, Essex & Suffolk Water, Anglian Water and Suffolk County Council. This engagement will be ongoing during the implementation of the Local Plan.

Neighbourhood Plans

1.44 Neighbourhood Plans are optional plans prepared by the local community which set out the detailed planning policies and proposals for their specific area. Once 'made,' they form part of the Development Plan against which planning applications are determined. Across the former Suffolk Coastal area, a number of communities have committed to undertaking Neighbourhood Plans to guide the future of their communities. In January 2015, the Rendlesham Neighbourhood Plan was the first to be 'made' in Suffolk. Since then other communities have also 'made' their plan.

- Framlingham – made March 2017;
- Great Bealings – made March 2017;
- Leiston – made March 2017;
- Martlesham – made July 2018;
- Melton – made January 2018;
- Wenhaston with Mells Hamlet – made July 2018.

1.45 Over the plan period, it is expected that further Neighbourhood Plans will be 'made' and these will need to be in conformity with the policies within the Local Plan.

1.46 Many of the policies in the Local Plan are 'strategic policies' (as set out in Appendix M). This means that policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. Policies in the Plan do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that

Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate.

Marine Plans

1.47 The marine environment (up to the high water mark) in the plan area is covered by the East Inshore and East Offshore Marine Plans. These plans need to be considered alongside this Local Plan for developments which are within the marine plan areas and for developments which could impact upon the marine plan areas. The Marine Plans contain policies relating to a range of marine related issues including economy, tourism and recreation and culture. The Marine Plans have been taken into account in the preparation of this Local Plan, where relevant.

1.48 To ensure that Marine Plans and Local Plans are complementary, the Council will work in partnership with the Marine Management Organisation. Partnership working will enable the right activities to take place in the right place and in the right way, thus placing sustainable development at the centre of all decisions.

Sustainability Appraisal

1.49 Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging Local Plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives. A Sustainability Appraisal has been undertaken on all the different policy and site options considered during each stage of Local Plan preparation. The Sustainability Appraisal also considers the cumulative effect of the Local Plan on sustainability objectives.

Habitats Regulations Assessment

1.50 An assessment is required under the EU Habitats Directive[4] to ensure that the Local Plan will not result in harm to the integrity of European protected sites. A Screening Assessment was undertaken to inform the First Draft Local Plan which identified those policies in the plan for which an Appropriate Assessment would be required as the plan moves forward.

1.51 To support the Final Draft Plan, the Council have undertaken a Habitats Regulation Assessment to inform the policies and site allocations within it. The assessment ensures that the legal and regulatory requirements outlined under the EU Habitats Directive are adhered to as part of the plan making process.

East Suffolk Business Plan

1.52 In partnership with Waveney District Council, Suffolk Coastal has adopted the East Suffolk Business Plan. The Business Plan, adopted in 2015, sets out an up to date vision and priorities for the East Suffolk area. The vision for East Suffolk is to '*Maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk.'* The Business Plan priorities are set out under themes of

[4] Directive 92/43/EEC.

enabling communities, economic growth and financial self-sufficiency alongside a number of specific planned actions.

1.53 The vision, objectives and strategic priorities of this Local Plan reflect the vision and priorities of the East Suffolk Business Plan.

1.54 On 1st April 2019, East Suffolk Council was created and the former Councils of Suffolk Coastal District and Waveney District were dissolved. The East Suffolk Business Plan will provide the corporate vision for the new Council until it is updated.

Monitoring and Delivery

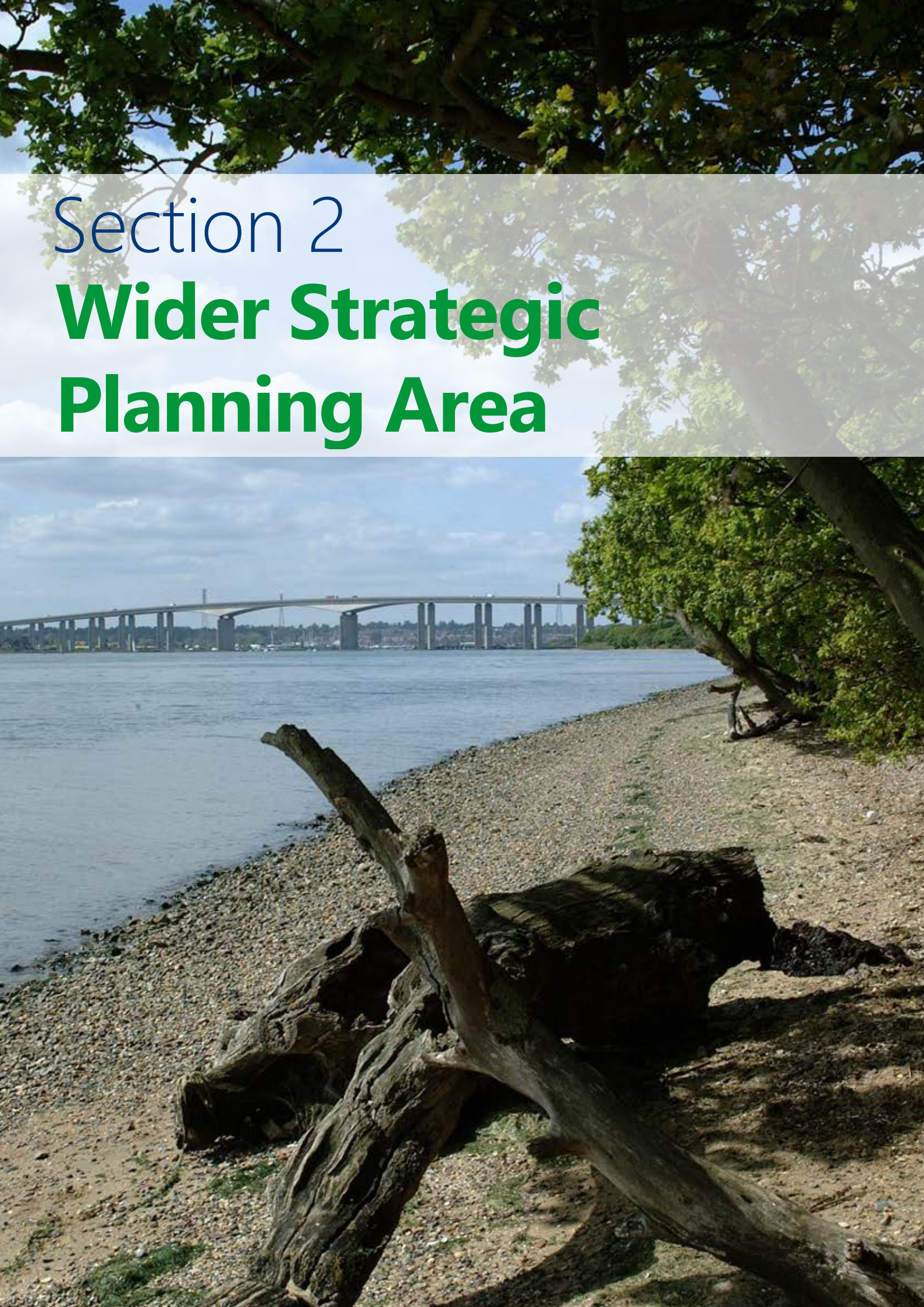
1.55 Central to the plan making system is the issue of deliverability. In order to be effective Local Plans must be deliverable. The success of the Local Plan will be dependent on the continual engagement and partnership working between the Council, developers, infrastructure providers and other interested stakeholders, including the public as well as Town and Parish Councils. Communities undertaking Neighbourhood Plans will also have a crucial role in expanding upon and adding to the Local Plan policies and proposals to address detailed local circumstances.

1.56 The policies and proposals of the Local Plan will be delivered primarily through planning applications over the plan period. Neighbourhood Plans also have a key role to play in the delivery of the Local Plan policies.

1.57 Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been carried out as part of the production of the Local Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the plan. A monitoring framework with indicators has been developed through the Sustainability Appraisal as a basis for monitoring the significant effects.

1.58 The Council reports on monitoring and delivery annually in its Authority Monitoring Report. In some instances it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge.

1.59 The Policy Delivery Framework in Appendix A and the Monitoring Framework in Appendix C sets out the targets and indicators that are proposed to be used to track the progress of the plan and the policies within it.



Section 2
Wider Strategic Planning Area

2 Wider Strategic Planning Area

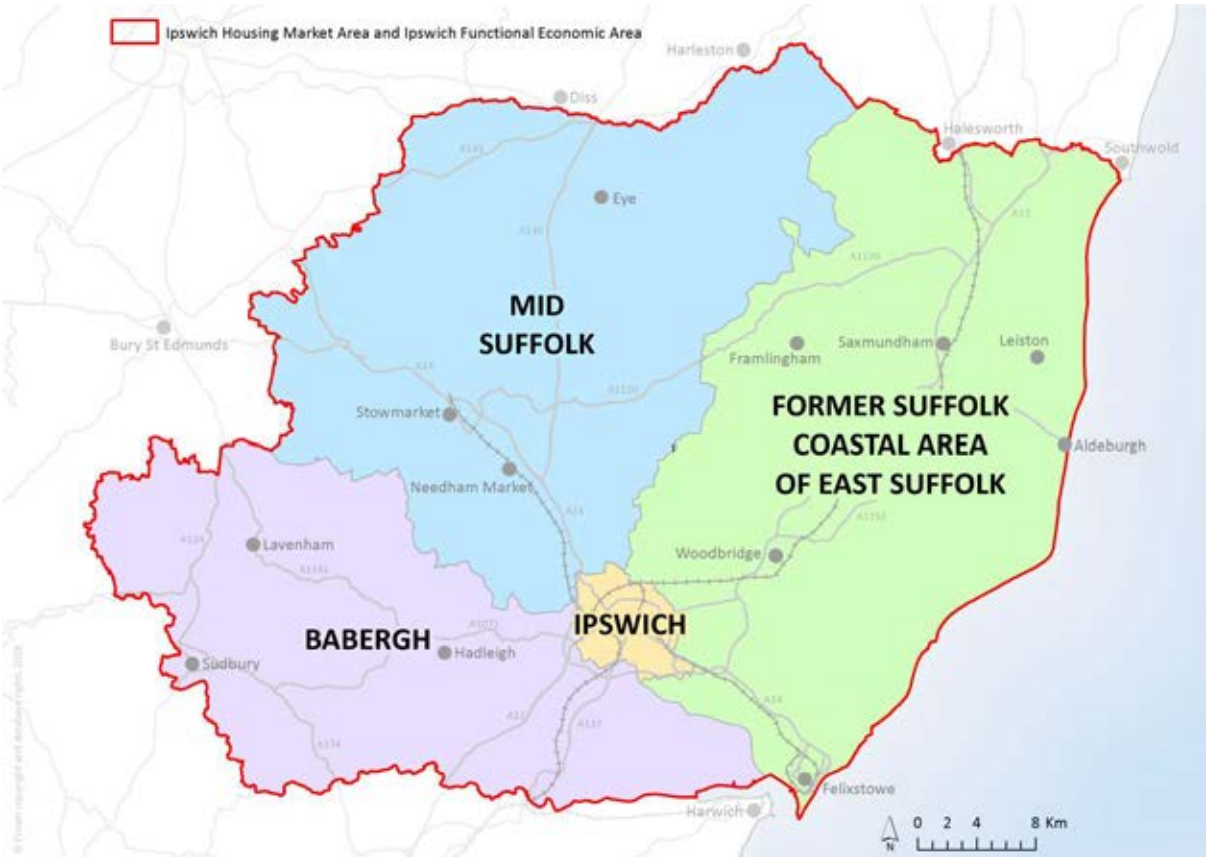
2.1 Through this Local Plan, the ambition for the area is to significantly boost economic growth, housing delivery and to attract investment, whilst delivering at least 542 homes a year.

2.2 The area covered by the Local Plan is part of a wider area within which there are strong functional economic and housing market relationships. This wider area includes Ipswich Borough and Mid Suffolk and Babergh Districts which also border Ipswich. Evidence produced as part of the production of the Local Plan demonstrates that the area as a whole forms the Ipswich Housing Market Area and the Ipswich Functional Economic Area. The area has strong connections in terms of travel to work patterns and housing and commercial markets.

2.3 The four local planning authorities covering this area, along with Suffolk County Council, have a history of working together on strategic planning issues through the former Ipswich Policy Area Board (now the Ipswich Strategic Planning Area Board). The Board provides a mechanism for the five authorities to develop, promote and deliver a vision for the Ipswich Strategic Planning Area (ISPA) and to co-operate on the preparation and monitoring of Local Plans and to share relevant evidence. This joint working is a fundamental part of planning in the area, and as such is reflected in the East Suffolk Business Plan which sets an action to develop even closer working relationships with other Suffolk Councils on strategic planning and reviewing Local Plans.

2.4 The Councils have worked together on evidence relating to housing and employment needs of all authorities. The former Suffolk Coastal District Council and Ipswich Borough Council also undertook combined evidence relating to Retail and Commercial Leisure needs, Landscape Sensitivity and water resources.

2.5 Under the 2011 Localism Act local planning authorities are required to co-operate on strategic planning matters. The strategic planning matters within the Ipswich Strategic Planning Area cover a range of issues including housing need and distribution, provision of land to support economic growth and delivering green infrastructure. In recognition of these interdependencies, the authorities have closely aligned their timetables for the production of Local Plans. The policies in this Section are based upon the recognised common strategic matters, and establish the Council's commitment to joint working. The five ISPA authorities, in reflection of the National Planning Policy Framework, are working together on the production of a Statement of Common Ground to document the joint working and agreements in relation to strategic matters, which will evolve over the course of production of the Local Plans.



Ipswich Strategic Planning Area (ISPA)

Scale and Location of Growth

2.6 The authorities in the ISPA jointly commissioned the production of a Strategic Housing Market Assessment (SHMA) in 2016 to identify the objectively assessed housing need (OAN) for the area and to identify the mix and type of housing needed. The SHMA concluded that the area covered by Ipswich Borough, the former Suffolk Coastal District, and Babergh and Mid Suffolk Districts, represents one Housing Market Area (the Ipswich Housing Market Area) (IHMA) based upon the functional relationships between the areas such as being relatively self-contained in terms of travel to work areas.

2.7 The National Planning Policy Framework sets out the standard approach for determining local housing need, with the accompanying Planning Practice Guidance setting out the methodology for calculating this. This involves using the latest published household projections and applying an uplift based upon published ratios of median house prices to median workplace earnings. The 2014-based household projections were published in July 2016 and the latest affordability ratios published in March 2019.

2.8 The housing need figures for the authorities in the ISPA are shown in Table 2.1. The starting point for each authority will be to meet their own housing needs within their own boundary. Reflecting the agreed outcomes in the ISPA Statement of Common Ground (March 2019), where through the plan making process and adoption of a local plan, an authority is unable to meet its own housing need, following a comprehensive re-assessment of deliverability the ISPA Board will provide the forum to collectively

consider how need can be met within the ISPA. Where this would necessitate considering spatial and policy options to plan for further growth above that planned for within this Local Plan, a review of the Local Plan would be necessary. Policy SCLP2.1 refers to immediately commencing a review of the Local Plan or the strategic policies. In the context of the production of a Local Plan, the actions related to immediately commencing a review are likely to initially entail a review of the Local Development Scheme, consideration of strategic cross boundary issues and the production and consideration of an updated evidence base.

Table 2.1 – Housing requirement across the ISPA

	Standard method annual housing need	Standard method total housing need (2018 – 2036)
Babergh	420	7,560
Ipswich	445	8,010
Mid Suffolk	556	10,008
Former Suffolk Coastal area	542	9,756
Total	1,963	35,334

2.9 The authorities also jointly commissioned a Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment which identified needs for Gypsy and Traveller provision as follows:

Table 2.2 – Needs for Gypsy and Traveller accommodation in the IHMA

	Needs for permanent Gypsy and Traveller pitches[5] (2016 – 2036)
Babergh	1
Ipswich	27
Mid Suffolk	9 - 30
Former Suffolk Coastal area	15
ISPA	52 - 73

2.10 The starting point for each authority will be to meet the needs in respect of Gypsy and Traveller accommodation within their own areas.

2.11 The authorities jointly commissioned the production of the Employment Land Needs Assessment, and the subsequent Economic Area Sector Needs Assessment, to identify the needs of the different employment sectors and the associated land requirements. This evidence demonstrates that the area functions as one Functional Economic Area and that there are distinct economic geographies within the area namely:

- Felixstowe / A14 corridor

[5] A pitch is an area on a site developed for a family unit to live.

- Wider Ipswich Market Area
- A140 corridor
- Rural and agricultural

2.12 The baseline jobs growth and employment land requirements are as follows:

Table 2.3 – Baseline jobs growth and employment land requirements in the Ipswich Strategic Planning Area (ISPA)

	Baseline jobs growth (2018-2036)	Minimum employment land requirements (B1, B2 and B8 uses) (2018 – 2036)
Babergh	2,970	2.3ha
Ipswich	15,580	23.2ha
Mid Suffolk	5,270	7.7ha
Former Suffolk Coastal area	6,500	11.7ha
ISPA	30,320	44.9ha

2.13 Evidence of needs for retail and commercial leisure has been produced for the former Suffolk Coastal area and Ipswich, and for Babergh and Mid Suffolk. This evidence supports the continuing role of Ipswich as the county town and provides quantitative requirements for convenience shopping and comparison shopping retail over the plan period.

Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area

The local plan area will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area, whilst enhancing quality of life and protecting the high quality environments. Over the period 2018-2036, the Suffolk Coastal Local Plan will contribute to:

a) The creation of at least 30,320 jobs through the provision of at least 49.8ha of employment land across the Ipswich Functional Economic Area;
b) The collective delivery of at least 35,334 dwellings across the Ipswich Housing Market Area; and
c) Supporting the continued role of Ipswich as County Town.

The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary. Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Council will, under the duty to cooperate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular plan area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of this Plan.

Infrastructure

2.14 Within the Ipswich Strategic Planning Area there are aspirations towards the delivery of a number of key infrastructure projects, and in addition, there will be cross-boundary infrastructure that is required as a result of growth planned within Local Plans.

2.15 The provision of new and improved infrastructure is essential to ensure that the growth planned across the area is sustainable. Planning for infrastructure across the area will include schools, sustainable transport measures, improvements to the A12 and A14, improvements to other parts of the road networks and the railways. In addition to infrastructure requirements directly linked to planned growth, there are other cross-boundary projects that would help to grow and improve the economy and quality of life for the area. Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues and the ISPA authorities agree that robust steps must be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. These include:

- Transport infrastructure to encourage and support sustainable modes of transport
- A Bus Quality Partnership
- A Smarter Choices programme

- Review of car parking and pricing strategies
- Review of park and ride strategy
- Junction improvements

The strategy which has been developed by Suffolk County Council identifies the costs of delivering these measures and apportionments based on impacts related to planned growth within each local planning authority area. East Suffolk Council is committed to working with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.

2.16 Over the plan period, the Council will continue to work with neighbouring authorities, service providers and statutory bodies to ensure that strategic infrastructure as detailed in Policy SCLP2.2 is delivered in a timely and effective manner through appropriate funding and delivery mechanisms. Providing a range of infrastructure such as education, health and leisure provision will meet the needs of local communities and businesses and further promote sustainable communities across the plan area. The provision of green infrastructure would also be expected to contribute to the delivery of net gains for biodiversity.



Policy SCLP2.2: Strategic Infrastructure Priorities

The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, Suffolk Constabulary, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:

a) A12 improvements;
b) A14 improvements;
c) Sustainable transport measures in Ipswich;
d) Improved walking and cycle routes;
e) Increased capacity on railway lines for freight and passenger traffic;
f) Appropriate education provision to meet needs resulting from growth;
g) Appropriate health and leisure provision to meet needs resulting from growth;
h) Appropriate police, community safety and cohesion provision to meet needs resulting from growth;
i) Provision of green infrastructure and Suitable Alternatives Natural Greenspace;
j) Improvements to water supply, foul sewerage and sewage treatment capacity; and
k) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.

The Council will work with Suffolk County Council and with the other Local Planning Authorities in the Ipswich Strategic Planning Area to support, through a package of funding sources, a range of new and enhanced sustainable transport measures in and around Ipswich.


Source – www.tomandrewsphotography.com

Protection of the Environment

2.17 Suffolk contains extensive areas of nationally and internationally protected landscapes and habitats. A particular issue is the need to ensure that new development does not result in harm to the integrity of internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites. Strategic projects may require joint working by public bodies to ensure the requirements of the Habitats Directive are met.

2.18 Local authorities in the ISPA have been working collectively on the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate the pressure caused by new developments on these designated sites. The partnership work, supported by Natural England has established a strategy to mitigate the impacts and is due to be supported by a Supplementary Planning Document that will provide further details in respect of cost implications and subsequent implementation.

2.19 Many of the European designated sites cross administrative boundaries and experience visitor pressure from residents and visitors. The collaborative approach is therefore required to ensure that green infrastructure requirements are considered across the wider area in a consistent manner.

Policy SCLP2.3: Cross-boundary mitigation of effects on Protected Habitats

The Council will continue to work with other authorities to address the requirements of the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area.

The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.

Section 3
Suffolk Coastal Spatial Strategy



3 Suffolk Coastal Spatial Strategy

Vision for Suffolk Coastal

3.1 The future growth of the plan area will contribute to and enhance a range of sustainable settlements made up of appropriate economic opportunities, new homes, retail and leisure provision and supported by upgraded infrastructure. The Local Plan vision for the District in 2036 is based on the vision contained in the East Suffolk Business Plan which looks to *'Maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk'.*

3.2 The plan area is central to the future economic growth of the country – with major economic opportunities to be realised in relation to the Port of Felixstowe, BT and Sizewell. The plan area is also home to a variety of small and medium sized businesses in manufacturing, industrial, tourism, creative and other sectors that support a vibrant economy.

Vision for Suffolk Coastal 2018-2036

In 2036 a high quality of life for those growing up in, living in, working in and visiting the Suffolk Coastal Local Plan area will have been nurtured through a healthy economy, healthy population and healthy environment supported by suitable infrastructure. Significant levels of growth which maintain the distinctive character and role of settlements, while conserving and enhancing the built, historic and natural environments will have been planned for and delivered.

The plan area will have a diverse, strong and prosperous economy which supports key sectors and embraced new opportunities that emerge over the plan period. The stronger and more diverse economy will provide more and better paid local earnings and job opportunities, ensuring that people can stay within their communities.

Supporting the job growth, there will be sufficient homes provided of the right types and tenures to meet the needs of the local population. The need for properties targeted at younger people and to meet the needs of older people will have been addressed, as well as the provision of homes to support people moving into the area.

Communities will be healthy and active with access to a diverse landscape of rural communities, suburban areas and market towns. The area continues to have an abundance of opportunities for physical activity on the doorstep of many residents' homes and businesses. Supporting healthy and active communities will have a positive impact on the health, wellbeing and happiness of all communities.

The high quality built, historic and natural environment will have been protected, maintained and enhanced through development which is sensitive to the designated and protected areas

across the plan area, including the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Special Protection Areas, River Valleys and Coastline. The natural environment will be supplemented through provision of accessible green infrastructure and other public open spaces.

Climate change is a key factor for the plan area, but the Local Plan will address issues relating to flood risk, coastal erosion and wider coastal management and adaptation, as well as ensuring that human impact is reduced and mitigated accordingly.

All communities will have fulfilled their potential by 2036 and significantly improved the economic, social and environmental wellbeing of the area, whilst safeguarding the prospects of current and future generations.

Strategic Priorities

3.3 Table 3.1 below identifies the strategic priorities and objectives for the Plan, to take forward the vision. These objectives are all implemented through a number of policies, as shown in the table.

Table 3.1: Strategic Priorities

Strategic Priority	Policies to deliver Objective / Strategic Priority
To support healthy, safe, cohesive and active communities through improving health, wellbeing and education opportunities for all;	Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area Policy SCLP2.2: Strategic Infrastructure Priorities Policy SCLP3.1 Strategy for Growth Policy SCLP3.3: Settlement Boundaries Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects Policy SCLP3.5: Infrastructure Provision Policy SCLP5.1: Housing Development in Large Villages Policy SCLP5.2: Housing Development in Small Villages Policy SCLP5.3: Housing Development in the Countryside Policy SCLP5.4: Housing in Clusters in the Countryside Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing Policy SCLP5.6: Rural Workers Dwellings Policy SCLP5.8: Housing Mix Policy SCLP5.9: Self Build and Custom Build Housing Policy SCLP5.10: Affordable Housing on Residential Developments Policy SCLP5.11: Affordable Housing on Exception Sites Policy SCLP5.12: Houses in Multiple Occupation Policy SCLP7.1: Sustainable Transport Policy SCLP7.2: Parking Proposals and Standards Policy SCLP8.1: Community Facilities and Assets Policy SCLP8.2: Open Space Policy SCLP8.3: Allotments Policy SCLP8.4: Digital Infrastructure Policy SCLP10.3: Environmental Quality Policy SCLP11.1: Design Quality

Strategic Priority	Policies to deliver Objective / Strategic Priority
	Policy SCLP11.2: Residential Amenity Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.2: Strategy for Felixstowe Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.18: Strategy for Communities surrounding Ipswich Policy SCLP12.19: Brightwell Lakes Policy SCLP12.26: Strategy for Aldeburgh Policy SCLP12.28: Strategy for Saxmundham Policy SCLP12.29: South Saxmundham Garden Neighbourhood Policy SCLP12.31: Strategy for Woodbridge Policy SCLP12.34: Strategy for the Rural Areas
To achieve diverse and prosperous economic growth in towns and rural areas to provide at least 6,500 new jobs in the Local Plan area;	Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area Policy SCLP3.1: Strategy for Growth Policy SCLP3.2: Settlement Hierarchy Policy SCLP3.3: Settlement Boundaries Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects Policy SCLP4.1: Existing Employment Areas Policy SCLP4.2: New Employment Development Policy SCLP4.3: Expansion and Intensification of Employment Sites Policy SCLP4.4: Protection of Employment Premises Policy SCLP4.5: Economic Development in Rural Areas Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use Policy SCLP4.7: Farm Diversification Policy SCLP5.6: Rural Workers Dwellings Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.2: Strategy for Felixstowe Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.18: Strategy for Communities surrounding Ipswich Policy SCLP12.26: Strategy for Aldeburgh Policy SCLP12.28: Strategy for Saxmundham Policy SCLP12.29: South Saxmundham Garden Neighbourhood Policy SCLP12.31: Strategy for Woodbridge Policy SCLP12.34: Strategy for the Rural Areas Policies SCLP12.7 – SCLP12.10, SCLP12.20, SCLP12.21, SCLP12.35 – SCLP12.41: allocations for employment uses
Enhance the vitality and viability of town centres and villages;	Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area Policy SCLP2.2: Strategic Infrastructure Priorities Policy SCLP3.1: Strategy for Growth Policy SCLP3.2: Settlement Hierarchy Policy SCLP3.3: Settlement Boundaries Policy SCLP3.5: Infrastructure Provision Policy SCLP4.8: New Retail and Commercial Leisure Development Policy SCLP4.9: Development in Town Centres Policy SCLP4.10: Town Centre Environments Policy SCLP4.11: Retail and Commercial Leisure in Martlesham Policy SCLP4.12: District and Local Centres and Local Shops Policy SCLP8.1: Community Facilities and Assets Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.2: Strategy for Felixstowe Policy SCLP12.18: Strategy for Communities surrounding Ipswich Policy SCLP12.26: Strategy for Aldeburgh Policy SCLP12.28: Strategy for Saxmundham

Strategic Priority	Policies to deliver Objective / Strategic Priority
	Policy SCLP12.31: Strategy for Woodbridge Policy SCLP12.34: Strategy for the Rural Areas
Protect and enhance the tourism and cultural facilities across the Local Plan area;	Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects Policy SCLP6.1: Tourism Policy SCLP6.2: Tourism Destinations Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast Policy SCLP6.4: Tourism outside of the AONB Policy SCLP6.5: New Tourist Accommodation Policy SCLP6.6: Existing Tourist Accommodation Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.11: Felixstowe Ferry and Golf Course Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point Policy SCLP12.13: Cobbolds Point to Spa Pavilion Policy SCLP12.14: Spa Pavilion to Martello Park Policy SCLP12.15: Martello Park to Landguard Policy SCLP12.16: Felixstowe Leisure Centre Policy SCLP12.17: Tourism Accommodation in Felixstowe Policy SCLP12.26: Strategy for Aldeburgh
To enhance and protect the natural, built and historic environment and provide accessible green infrastructure and public open spaces;	Policy SCLP2.2: Strategic Infrastructure Priorities Policy SCLP2.3: Cross-Boundary mitigation of effects on Protected Habitats Policy SCLP3.3: Settlement Boundaries Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects Policy SCLP3.5: Infrastructure Provision Policy SCLP5.14: Extensions to Residential Curtilages Policy SCLP5.15: Residential Moorings, Jetties and Slipways Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast Policy SCLP10.1: Biodiversity and Geodiversity Policy SCLP10.2: Visitor Management of European Sites Policy SCLP10.3: Environmental Quality Policy SCLP10.4: Landscape Character Policy SCLP10.5: Settlement Coalescence Policy SCLP11.1: Design Quality Policy SCLP11.3: Historic Environment Policy SCLP11.4: Listed Buildings Policy SCLP11.5: Conservation Areas Policy SCLP11.6: Non-Designated Heritage Assets Policy SCLP11.7: Archaeology Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest Policy SCLP11.9: Newbourne - Former Land Settlement Association Holdings Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.2: Strategy for Felixstowe Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.11: Felixstowe Ferry and Golf Course Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point Policy SCLP12.14: Spa Pavilion to Martello Park Policy SCLP12.18: Strategy for Communities surrounding Ipswich Policy SCLP12.19: Brightwell Lakes Policy SCLP12.22: Recreation and Open Space in Rushmere Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park) Policy SCLP12.26: Strategy for Aldeburgh Policy SCLP12.28: Strategy for Saxmundham Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Strategic Priority	Policies to deliver Objective / Strategic Priority
	Policy SCLP12.31: Strategy for Woodbridge Policy SCLP12.34: Strategy for the Rural Areas
Promote high quality design across the Local Plan area;	Policy SCLP5.7: Infill and Garden Development Policy SCLP9.2: Sustainable Construction Policy SCLP10.4: Landscape Character Policy SCLP11.1: Design Quality Policy SCLP11.2: Residential Amenity Policy SCLP11.3: Historic Environment Policy SCLP11.4: Listed Buildings Policy SCLP11.5: Conservation Areas Policy SCLP11.6: Non-Designated Heritage Assets Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.29: South Saxmundham Garden Neighbourhood
Mitigate human impact on the environment and reduce contributions to climate change by conserving natural resources;	Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects Policy SCLP7.1: Sustainable Transport Policy SCLP9.1: Low Carbon & Renewable Energy Policy SCLP9.2: Sustainable Construction Policy SCLP9.3: Coastal Change Management Area Policy SCLP9.4: Coastal Change Rollback or Relocation Policy SCLP9.5: Flood Risk Policy SCLP9.6: Sustainable Drainage Systems Policy SCLP 9.7: Holistic Water Management Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.26: Strategy for Aldeburgh
To deliver at least 9,756 new homes to meet the housing requirements of the whole community including those wishing to move into the area;	Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area Policy SCLP3.1 Strategy for Growth Policy SCLP3.2: Settlement Hierarchy Policy SCLP3.3: Settlement Boundaries Policy SCLP5.1: Housing Development in Large Villages Policy SCLP5.2: Housing Development in Small Villages Policy SCLP5.3: Housing Development in the Countryside Policy SCLP5.4: Housing in Clusters in the Countryside Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing Policy SCLP5.6: Rural Workers Dwellings Policy SCLP5.8: Housing Mix Policy SCLP5.9: Self Build and Custom Build Housing Policy SCLP5.10: Affordable Housing on Residential Developments Policy SCLP5.11: Affordable Housing on Exception Sites Policy SCLP5.12: Houses in Multiple Occupation Policy SCLP5.13: Residential Annexes Policy SCLP5.16: Residential Caravans and Mobile Homes Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.2: Strategy for Felixstowe Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.18: Strategy for Communities surrounding Ipswich Policy SCLP12.19: Brightwell Lakes Policy SCLP12.26: Strategy for Aldeburgh Policy SCLP12.28: Strategy for Saxmundham Policy SCLP12.29: South Saxmundham Garden Neighbourhood Policy SCLP12.31: Strategy for Woodbridge

Strategic Priority	Policies to deliver Objective / Strategic Priority
	Policy SCLP12.34: Strategy for the Rural Areas Policies SCLP12.4 – SCLP12.6, SCLP12.24, SCLP12.25, SCLP12.27, SCLP12.30, SCLP12.32, SCLP12.33, SCLP12.42 – SCLP12.71: housing site allocations.
Improve the quality and provision of all types of infrastructure to support current and future requirements.	Policy SCLP2.2: Strategic Infrastructure Priorities Policy SCLP3.1 Strategy for Growth Policy SCLP3.5: Infrastructure Provision Policy SCLP8.2: Open Space Policy SCLP8.3: Allotments Policy SCLP8.4: Digital Infrastructure Policy SCLP9.1: Low Carbon & Renewable Energy Policy SCLP12.1: Neighbourhood Plans Policy SCLP12.3: North Felixstowe Garden Neighbourhood Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Presumption in Favour of Sustainable Development

3.4 Through this Local Plan the Council is positively supporting growth and the benefits that will bring to communities across the former Suffolk Coastal area. The purpose of planning is to help achieve sustainable development as outlined in the National Planning Policy Framework (NPPF) and the Local Plan plays an active role in guiding development towards sustainable solutions, but in doing so takes into account local circumstances and reflects the character, needs and opportunities across the Local Plan area.

3.5 The NPPF, taken as a whole, constitutes the Government's view of what sustainable development in England means in practice for the planning system and in paragraph 11 provides the presumption in favour of sustainable development.

3.6 This Local Plan provides a positive and ambitious vision for the future of the former Suffolk Coastal area and provides a framework for addressing the housing needs and other economic, social and environmental priorities on which to enable local communities to shape their surroundings. The Local Plan is in accordance with the Government's presumption in favour of sustainable development and is the starting point for decision making. Where the Local Plan is absent, silent or relevant policies are out-of-date, permission should be granted unless the adverse impacts of doing so would outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF suggest that development should be restricted.

3.7 Footnote 6 of the NPPF provides examples of such policies as being those policies relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, Areas of Outstanding Natural Beauty, Heritage Coast, designated heritage assets and locations at risk of flooding or coastal erosion.

Spatial Strategy for Growth

3.8 National planning policy seeks to significantly boost the supply of homes through a sufficient amount and variety of land that will come forward where it is needed, to meet the needs of groups with specific

housing requirements[6]. The Council shares the Government's ambition and is seeking to deliver sustainable communities across the Local Plan area. Identifying a sufficient supply and mix of sites, which takes into account availability, suitability and viability, reflects the Council's ambition in regards to meeting the need for new homes.

3.9 New development across the plan area will promote and retain existing services and facilities. However, when considering how development is distributed, it is also necessary to consider the effects on existing infrastructure and the environment.

3.10 The distribution of growth across the plan area aims to deliver the vision for the Local Plan alongside the requirements of the National Planning Policy Framework. The Local Plan seeks to be ambitious in respect of housing delivery led by increased economic growth and infrastructure requirements across the plan area. Increased economic growth across the plan area will provide more jobs and opportunities for better paid jobs, which will enhance local prosperity and help to address housing affordability. The need for further infrastructure has been identified by service providers and community consultation responses and increased residential development will help facilitate infrastructure delivery across the plan area and the Housing Market Area.

3.11 Across the former Suffolk Coastal District many rural communities are thriving, but consultation responses have identified that in some locations, existing services and facilities are struggling to survive and remain viable. The Local Plan seeks to ensure that opportunities for development exist in these rural communities in order to sustain the variety of thriving rural communities over the plan period and for future generations.

Ambitions for Growth

Supporting business and employment

- Provision of land to deliver significantly more than the baseline requirement of 11.7ha
- Provision for employment and productivity growth equivalent to the creation of at least 6,500 jobs
- Supporting the Port of Felixstowe
- Development of a new business park
- Sustaining and growing the rural economy
- Supporting the vitality of town centres, district centres, local centres and local shops across the District

[6] NPPF paragraph 59.

3.12 The former Suffolk Coastal area has a very diverse local economy, with both outstanding economic assets and potential. The plan area hosts assets and opportunities that are amongst the most significant anywhere in the UK. These matter for both current and future generations in East Suffolk and for the UK economy as a whole[7]. Across the plan area, the rural areas provide a variety of employment opportunities alongside the larger settlements and market towns.

3.13 The Port of Felixstowe, BT Campus at Adastral Park, offshore and renewable energy and Sizewell Nuclear Power Station perform key economic activities and provide significant opportunities that are also supported by a plethora of micro and small businesses and self employed persons. Numerous micro and small businesses, together with those people who are self employed, make a significant contribution to the local economy and the Local Plan seeks to reflect the growth ambition and potential of all businesses operating in the plan area.

3.14 To support the outstanding economic assets and variety of businesses operating in the plan area, the Council and other organisations (such as New Anglia Local Enterprise Partnership) are seeking to raise the level of education, skills, and training opportunities and apprentice schemes that are available.

3.15 Alongside the need to increase skills and opportunities, the Local Plan seeks to provide the land to meet the needs of the main economic activities across the plan area. In order to maintain the significant contribution of operations like the Port of Felixstowe and Sizewell Nuclear Power Station, the Local Plan will take a positive approach to land allocations which are required to meet the demands of these sectors over the plan period which are well related to the A12 and the A14 corridors.

3.16 The former Suffolk Coastal District's population is ageing and by 2036, the number of working age people will have declined significantly unless new initiatives are developed to retain the talented younger people and attract the required skills into the area. The retention of talent and skills as well as the opportunities to attract new talent into the area is a fundamental part of the Norfolk and Suffolk Economic Strategy.

3.17 The East of England Forecasting Model (August 2016) forecasts the growth in jobs by sector and reflects trends based upon projections at the regional level and how the individual sectors have faired relative to historic growth in the region. Over the plan period (2018 – 2036) the number of jobs in the former Suffolk Coastal area is forecast to grow by 6,500, to 68,450, predominately in the service, tourism, business and professional services sectors. It is acknowledged that there is insufficient existing provision for small businesses and limited grow on space with many land owners reluctant to build employment sites speculatively. This will in part limit potential economic opportunities.

3.18 The retail sector is characterised by rapid change and changing consumer demands related to new technologies. There are limited identified development opportunities in and around the town centres in the former Suffolk Coastal area. The plan area's town centres and out of town retailing at Martlesham function within a wider retail network including the county town of Ipswich. Retail floorspace growth for goods purchased infrequently (comparison retail) is forecast to be most significant at Woodbridge and in

[7] East Suffolk Economic Growth Plan.

areas East of Ipswich for regular food and other convenience shopping. Modest floorspace growth forecasts can be addressed across centres either in the area between Woodbridge, Felixstowe and Ipswich or between the other market towns. The Council's approach is to support and monitor retail and town centre development and present a clear and comprehensible range of policies to support a balance of retail and services including commercial leisure in distinctive town centres.

Boosting the Supply of Housing

- 542 new homes per year (9,756 over the lifetime of the plan - 2018-2036)
- Increasing choice in the housing available
- Meeting the housing needs of all sectors of the population including the growing elderly population
- Delivering more affordable housing

3.19 It is the role of the Local Plan to set the housing requirement for the Local Plan area. The National Planning Policy Framework sets out the Government's objective to boost significantly the supply of housing. From the outset of the production of the Local Plan the Council has sought to set out an ambitious and positive strategy to promote the delivery of housing in the plan area, and increase the mix of housing available. The East Suffolk Business Plan sets out the Council's long term ambitions for East Suffolk by capitalising on the strengths of the area and enabling the Council to address more significant local challenges such as the need for new homes that are affordable and local to our communities.

3.20 The National Planning Policy Framework states that to determine the minimum number of homes needed strategic policies should be informed by a local housing need assessment conducted using the standard method set out in the National Planning Practice Guidance. The calculation of local housing need is based upon the 2014-based household projections[8] and is also informed by an uplift based upon the ratio of earnings to house prices[9]. Using the standard method, the local housing need for the former Suffolk Coastal District is 542 dwellings per year. In accordance with Planning Practice Guidance the baseline for housing need will be 2018, and it is applied to the period to 2036.

3.21 A housing requirement of 542 dwellings per annum is considered to represent an ambitious approach to housing delivery, which will assist in meeting the needs of local communities, as well as significantly boosting the supply of housing, consistent with the Council's corporate objectives.

3.22 The Council has a commitment to delivering new housing, including affordable housing, across the plan area to meet its own objectives, and to deliver the housing needed for the area. A large amount of this housing is already accounted for through dwellings that are being built, those already allocated through

[8] 2014-based household projections as published by the Office for National Statistics in July 2016.

[9] Ratio of median workplace earnings to median house prices as published by the Office for National Statistics in March 2019.

previous Local Plans and Neighbourhood Plans and those with planning permission. The role of this Plan is to review and roll forward existing allocations and to identify further opportunities for new housing development to come forward to meet the identified requirement.

3.23 In addition to the number of houses needed, there is also a need to address housing affordability and to increase the mix of housing, in particular addressing demographic changes which are seeing the population of the elderly in the Local Plan area continue to rise.

Provision of Infrastructure

3.24 The term infrastructure covers a wide variety of facilities and services, including roads, railways, schools, health services, police facilities, waste facilities, green infrastructure and digital and communications infrastructure. Across the former Suffolk Coastal District, it is acknowledged that there are existing issues in relation to infrastructure provision and capacity, such as schools that are at or reaching capacity, locations where roads and junctions are approaching capacity and broadband provision can be insufficient in some rural parts of the plan area.

3.25 Enhancements to existing infrastructure, and the provision of new infrastructure, are a central part of the strategy for growth over the Local Plan period. The Council has shared ambitions along with other Councils and organisations, including infrastructure providers, for the delivery of strategic infrastructure improvements as outlined in Section 2. These include improvements to the A12 and A14, improvements to rail capacity, sustainable transport and enhanced digital infrastructure. Such infrastructure improvements will help to support economic growth in the District and to improve the quality of life for residents.

3.26 In addition to strategic scale infrastructure, to support development in the plan area improvements to infrastructure will be delivered. The Local Plan has sought to identify growth in locations where there may be opportunities for infrastructure improvements alongside development such as increased provision for education and leisure facilities. Specific improvements for infrastructure alongside development are identified throughout the Plan and detailed in the Infrastructure Delivery Framework, Appendix B. The Council has worked closely with a number of infrastructure providers throughout the production of the Plan to inform policies and infrastructure requirements.

Distribution of Growth

Garden Neighbourhoods

3.27 The Local Plan proposes two garden neighbourhoods at Felixstowe[10] and Saxmundham[11]. The principles of Garden Cities are well established on a larger scale and many examples of best practice are found around the country. Opportunity exists through land allocations to follow the principles of Garden Cities as Garden Neighbourhoods for the plan area which provide generous provision of green spaces, range of local

[10] Part of the Felixstowe Garden Neighbourhood is also within the parish of Trimley St Mary.

[11] Part of the Saxmundham Garden Neighbourhood is also within the parish of Benhall and Sternfield.

facilities including schools, shops, meeting places and other community spaces alongside opportunities for recreation, walking and cycling. The variety of green spaces and community facilities are to be supported by employment opportunities and a wide choice of new housing to meet a range of needs, designed in a way which acknowledges and protects the historic environment whilst providing environmental benefit and enhancements and are supported by the most up to date digital infrastructure.

Felixstowe

3.28 Large scale development through a Garden Neighbourhood is proposed for Felixstowe to enable the delivery of modern leisure facilities, education provision, residential units and other facilities to meet the needs of the town as well as the District and beyond. The current leisure provision at the Leisure Centre and Brackenbury Sports Centre, have reached the end of their useful life and need to be modernised. Felixstowe is the largest town in the plan area and has significant opportunities for future economic growth supported by the Port of Felixstowe, associated industries and tourism. Felixstowe is well served in respect of services and facilities but directing growth to this area will support the focus on the continued regeneration of the town as well as minimising the need to travel to access employment opportunities and essential services and facilities. The Local Plan seeks to address these issues through a comprehensive strategic garden neighbourhood masterplan for land north of Felixstowe, well connected to the existing town, which will deliver leisure provision, residential units, employment opportunities, education provision, community facilities, open spaces, green infrastructure and other supporting infrastructure.

3.29 Previous Local Plans, through the Felixstowe Peninsula Area Action Plan identified a variety of allocations and area specific policies for communities neighbouring Felixstowe. The villages of Trimley St Martin and Trimley St Mary were identified for growth which is being delivered. The Area Action Plan identified a need for additional Primary School provision, including an early years setting in this part of the plan area. This Local Plan seeks to identify a site to meet this identified requirement, through engagement with Suffolk County Council, to aid the overall provision in the communities neighbouring Felixstowe.



Saxmundham and the A12

3.30 The A12 is a well used road which provides connections to many communities with the East Suffolk branch line also serving these communities. Directing development to locations well related to the A12 will enable opportunities to make more use of the road and rail connections between Ipswich and Lowestoft.

Increasing the level of development in these locations will help to sustain the existing communities and enhance the level of services and facilities found in this part of the plan area.

3.31 A large proportion of development is focused on the Saxmundham Garden Neighbourhood to enable the delivery of required education infrastructure, utilise the connections provided by the railway station and support the improvements to the A12 proposed as part of the Suffolk Energy Gateway Four Villages bypass. Saxmundham is geographically well placed to provide employment opportunities for the communities in the north of the plan area and improve the connections between Ipswich and Lowestoft. The emergence of Sizewell C Nuclear Power Station will also further support the strategic growth of Saxmundham as a Market Town with a variety of services and facilities.

3.32 Consultation responses have highlighted the need for further education provision, improvements to the capacity of the medical practice and congestion issues in relation to the B1119 and B1121 crossroads and access to the supermarkets on Church Street. This Local Plan seeks to address these issues through a comprehensive garden neighbourhood masterplan for Saxmundham which will provide employment opportunities, primary school, residential units and other supporting infrastructure.

Rural Areas

3.33 The former Suffolk Coastal area has a large number of communities in the rural areas and public consultation responses highlighted there is a need for appropriate development to be encouraged in some of these settlements. The strategy reflects the need to support the numerous villages across the plan area by recognising the possibility of higher levels of growth in some communities. Through allocation of appropriate sites some settlements will welcome higher levels of growth than has been experienced in previous Local Plans. Increasing the amount of development in rural areas reflects the need to provide more housing opportunities for people with a local connection to live in rural areas and to deliver more affordable housing to meet local needs. New housing should also help support existing services and facilities in the rural areas such as schools, employment opportunities, public houses, shops as well as supporting the extension of broadband and mobile provision into these areas, and also help to deliver infrastructure enhancements.

Communities Neighbouring Ipswich

3.34 The communities neighbouring Ipswich have in the past seen large proportions of growth directed towards them which has resulted in the established communities of Rushmere St Andrew, Kesgrave and Martlesham. These locations provide a comprehensive range of services and facilities which meet the needs of the local community and those of surrounding settlements. In April 2018, the Council granted outline planning permission (DC/17/1435/OUT) for the delivery of 2,000 homes at Brightwell Lakes[12] as set out in the 2013 Core Strategy. The Brightwell Lakes site is significant in terms of infrastructure provision and housing delivery and therefore it is not currently considered appropriate to focus the strategy of the

[12] Previously known as Adastral Park. References in this document to Adastral Park relate to the adjoining area of employment uses occupied principally by BT.

Plan on development in this part of the plan area. However opportunities are taken to plan positively for specific sites, including redevelopment of the Martlesham Police Headquarters and development of land at Humber Doucy Lane to support the delivery of housing in Ipswich Borough.

3.35 Over the plan period, there are opportunities for development associated with Neighbourhood Plans that will be reviewed to accommodate the relatively limited level of development expected in these locations. Public consultation responses highlighted the rapid expansion of some locations (such as Framlingham and Leiston) as well as the planning permission associated with Brightwell Lakes. Taking these into account and the objectives for growth in other parts of the District, the Local Plan Review does not focus on growth of these towns.



Policy SCLP3.1: Strategy for Growth

The Council will deliver an ambitious plan for growth over the period 2018 – 2036 in the plan area by:

a) Supporting and facilitating economic growth through the supply of more than the baseline requirement of 11.7ha of land for employment uses to deliver at least 6,500 jobs and to enable the key economic activities to maintain and enhance their role within the UK economy;
b) Sustain and support growth in retail, commercial leisure and town centres including facilitating provision towards plan period forecasts of between 4,100 - 5,000 sqm of convenience retail floorspace and between 7,700 – 13,100 sqm of comparison retail floorspace;
c) Significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 542 new dwellings per annum (at least 9,756 over the period 2018 - 2036);
d) Ensuring the provision of infrastructure needed to support growth;
e) Protecting and enhancing the quality of the historic, built and natural environment across the District.

The strategy for growth will seek to provide opportunities for economic growth and create and enhance sustainable and inclusive communities through:

f) The delivery of new Garden Neighbourhoods at North Felixstowe and South Saxmundham;
g) Utilising opportunities provided by road and rail corridors, including a focus on growth in the A12 and the A14 corridors;
h) New employment allocations based around key transport corridors;
i) Strategies for market towns which seek to reflect and strengthen their roles and economies;
j) Appropriate growth in rural areas that will help to support and sustain existing communities.

Key Diagram

3.36 The Key Diagram below illustrates the spatial strategy that this Local Plan seeks to deliver.



East of Ipswich includes Kesgrave, Martlesham Heath, Brightwell Lakes, Purdis Farm and Rushmere St Andrew (excluding village).

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Spatial distribution of residual housing requirement

3.37 Whilst the total requirement is 9,756 dwellings over the period 2018 - 2036, a large proportion of this is already accounted for in outstanding planning permissions, dwellings where there is a resolution to grant planning permission subject to completion of a Section 106 agreement and existing allocations review and carried forward from adopted Local Plans and those contained in 'made' Neighbourhood Plans'. The Local Plan also provides a contingency to allow for flexibility in the delivery of sites. Table 3.2 below explains the residual housing figure that this Local Plan will need to provide for.

Table 3.2 – Residual housing need calculation

	Number of dwellings
Outstanding planning permissions (31.3.18)	3,609
Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)	2,413[13]
Allocations in current Local Plan or Neighbourhood Plans (*without* permission or resolution to grant subject to S106) (31.3.18)	976
Total commitments (31.3.18)	6,998
Housing requirement (2018 – 2036): (542 x 18)	9,756 (542 dwellings per annum)
Residual need (requirement minus commitments)	9,756 – 6,998 = **2,758 residual need.** This is the minimum to be planned for in the Local Plan, however a contingency will also be incorporated.

3.38 Table 3.3 below details the distribution of the residual figure (including the contingency) for new housing across the plan area up to 2036, through proposed allocations and requirements for Neighbourhood Plans. This reflects the strategy of the Plan to direct more significant levels of the plan area's growth to Felixstowe and Saxmundham through the creation of two new Garden Neighbourhoods, to focus growth on the A12 and A14 corridors and to support rural communities. The strategy also reflects opportunities to set out a positive approach to future uses on brownfield sites and to enabling adjoining authorities to deliver their housing requirement. The figures include indicative minimum housing numbers provided for settlements with designated Neighbourhood Plan areas, as the expectation is that those Neighbourhood Plans will allocate sites to meet their requirement consistent with the Local Plan strategy and the Settlement Hierarchy. The figures do not include any assumptions around windfall development which it is expected will come forward at a rate of at least 50 dwellings per year from 2020/21 onwards, and would therefore provide at least an additional 800 dwellings over the plan period.

[13] 2,000 dwellings relate to the Brightwell Lakes development.

3.39 Allocations for housing in this Local Plan exceed the total dwelling requirement for the period 2018 – 2036 by approximately 16.5% (approximately 1,610 dwellings), before an allowance for windfall is factored in. This over-allocation provides confidence that the overall housing requirement will be met even if some allocated sites fail to come forward. In addition there is likely to be further development which comes forward on sites not identified in the plan. These sites will either be within the Settlement Boundaries or through the exceptions and countryside policies or on additional sites identified in Neighbourhood Plans.

Table 3.3 – Spatial distribution of additional housing growth to be planned for to meet residual need (including contingency)

Location	Percentage of new growth identified in this Local Plan[14]	Approximate Number of units (rounded) (minimum)
Communities related to the A12		
▪ Saxmundham area[15]	18%	800
▪ Other A12 communities[16]	15%	667
Felixstowe (including the Trimleys)[17]	38%	1,670
Rural Settlements	12%	528
Communities surrounding Ipswich	11%	490
Framlingham	2%	100
Leiston	2%	100
Total		4,355

[14] Note that figures may not sum 100% due to rounding.

[15] Including the part of Benhall and Sternfield Parish within the proposed Saxmundham Garden Neighbourhood.

[16] Woodbridge northwards.

[17] Whilst Trimley St Martin and Trimley St Mary are identified as Large Villages in the settlement hierarchy, in terms of plan area wide spatial distribution it is appropriate to identify these villages alongside Felixstowe owing to the strong functional relationship between them.

Settlement Hierarchy

3.40 This Local Plan provides the opportunity to redefine the Settlement Hierarchy across the plan area. Whatever the size and location of a community, too much development, too soon, or of the wrong type can damage the environment and local distinctiveness and thereby impact on the quality of life. The identification of a Settlement Hierarchy is a useful policy tool for identifying the spatial distribution of development across the plan area, taking into account the role of each settlement.

3.41 The National Planning Policy Framework encourages housing delivery where it will enhance or maintain the vitality of rural communities. The Local Plan seeks to encourage development in locations where people can access services and facilities and where there is a choice of transport modes including walking, cycling and public transport, recognising that in some of the more rural parts of the plan area opportunities for sustainable transport may be more limited but that some development may, nevertheless, help to sustain communities.

3.42 The overall objective of the Settlement Hierarchy is to deliver development that reflects the character of the area and contributes towards sustainable development, thereby supporting the needs of individual communities and enabling them to prosper in the long term. Generally the larger settlements have better provision of day to day facilities and are able to accommodate higher levels of growth without adversely impacting the character of the settlement.

3.43 Each category within the Settlement Hierarchy will contribute towards future growth across the plan area, with the largest levels of growth appropriate to the Major Centres and Market Towns and more limited development coming forward in the rural settlements. To facilitate this development and encourage communities to prosper, Settlement Boundaries are defined to guide the location of new development. New allocations for development are identified in some of the settlements in the hierarchy to provide certainty in respect of the location of future growth and to reflect the spatial strategy.

3.44 The Settlement Hierarchy has been defined through a scoring mechanism related to the presence of certain services and facilities. The list of services and facilities considered included:

- Convenience stores,
- Primary schools,
- Village halls / community centres,
- Play areas,
- Employment opportunities,
- Medical facilities,
- Public transport and,
- For villages, proximity to a major centre or town.

3.45 In order to be identified as a Large Village, settlements need to have a primary school, village hall / community centre and a convenience store, as part of the mix of services and facilities present.

Policy SCLP3.2: Settlement Hierarchy

The Settlement Hierarchy enables the Council to achieve its vision for the plan area, meeting the scale of development required and enhancing the quality of the built, natural, historic, social and cultural environments whilst sustaining the vitality of communities.

The development requirements for Major Centres, Market Towns, Large Villages and Small Villages will be delivered through site allocations in the Local Plan or in Neighbourhood Plans, plus through windfall development in accordance with other policies in this Local Plan.

The development requirements in the Countryside will come forward through Neighbourhood Plans and windfall sites in accordance with other policies in this Local Plan.

Settlement Type	Communities	
Major Centre	Felixstowe East of Ipswich[18] - Kesgrave, Martlesham Heath, Brightwell Lakes[19], Purdis Farm, Rushmere St Andrew (excluding village)	
Market Towns	Aldeburgh Framlingham Leiston Saxmundham Woodbridge[20]	
Large Villages	Bramfield Earl Soham Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Nacton	Orford Otley Rendlesham Snape Trimley St Martin Trimley St Mary Wickham Market Yoxford
Small Villages	Alderton Badingham Bawdsey Benhall Blythburgh Brandeston Bredfield Bucklesham Campsea Ashe Charsfield	Levington Little Bealings Middleton Newbourne Peasenhall (with part of Sibton) Pettistree Rendham Rushmere St. Andrew (village) Sutton Heath Theberton

[18] 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.

[19] Area previously known as Adastral Park and defined by outline planning permission (reference DC/17/1435/OUT).

[20] Including part of the built up area of the town extending into the neighbouring parishes of Martlesham and Melton.

	Clopton Darsham Dennington Easton Eyke Great Glemham Hacheston Hasketon Kelsale Kettleburgh Kirton (including part of Falkenham)	Thorpeness Tuddenham Tunstall Ufford Walberswick Waldringfield Wenhaston Westerfield Westleton Witnesham
Countryside	Aldringham Blaxhall Boulge Boyton Brightwell Bromeswell Bruisyard Burgh Butley Capel St Andrew Chediston Chillesford Cookley Cransford Cratfield Cretingham Culpho Dallinghoo Debach Dunwich Falkenham Farnham Foxhall Friston Gedgrave Great Bealings Hemley Heveningham	Hoo Huntingfield Iken Letheringham Linstead Magna Linstead Parva Little Glemham Marlesford Melton Park Monewden Parham Playford Ramsholt Saxtead Shottisham Sibton Sizewell Sternfield Stratford St Andrew Stratton Hall Sudbourne Sutton Sweffling Swilland Thorington Ubbeston Walpole Wantisden

3.46 Table 3.4 summarises the type and scale of development that would be supported within the different categories of the hierarchy. This reflects policies which are set out in later Sections of this plan.

Table 3.4 – Summary of policy approach for Settlement Hierarchy

Category of settlement hierarchy	Summary of policy approach
Major Centres	*Employment* Development within existing Employment Areas (Policy SCLP4.1) Identification of new employment allocations linked to major centres and transport corridors (Policy SCLP4.2) Development within Settlement Boundaries (Policy SCLP3.3) *Retail* Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.8) *Housing* New strategic mixed use allocation at North Felixstowe Garden Neighbourhood (Policy SCLP12.3) Housing development at Brightwell Lakes (Policy SCLP12.19) Housing development at the Police Headquarters, Martlesham Heath (Policy SCLP12.25) Housing development within Settlement Boundaries (Policy SCLP3.3)
Market Towns	*Employment* Development within existing Employment Areas (Policy SCLP4.1) Development within Settlement Boundaries (Policy SCLP3.3) *Retail* Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.8) *Housing* New strategic mixed use allocation at South Saxmundham Garden Neighbourhood (Policy SCLP12.29) Housing development at Woodbridge[21] (Policy SCLP12.32 and Policy SCLP12.33) Housing development within Settlement Boundaries (Policy SCLP3.3)
Large Villages	*Employment* Development within existing Employment Areas (Policy SCLP4.1) Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5) *Retail* Retail uses within defined District Centres (Policy SCLP4.8) Protection of local shops (Policy SCLP4.12)

[21] Partly within Martlesham and Melton parishes.

	Housing New housing allocations (Section 12) New housing development and infill within Settlement Boundaries (Policy SCLP5.1)
Small Villages	*Employment* Development within existing Employment Areas (Policy SCLP4.1) Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5) *Retail* Protection of local shops (Policy SCLP4.12) *Housing* New housing allocations (Section 12) Small groups of new housing and infill within Settlement Boundaries (Policy SCLP5.2)
Countryside	*Employment* Conversion and replacement of rural buildings for employment uses (Policy SCLP4.6) Farm diversification (Policy SCLP4.7) Development within existing Employment Areas (Policy SCLP4.1) New employment uses where need is demonstrated (Policy SCLP4.2) *Retail* Protection of local shops (Policy SCLP4.12) *Housing* New housing within clusters of existing dwellings (Policy SCLP5.4) Affordable housing on exception sites (Policy SCLP5.11) Conversions of agricultural buildings / replacement dwellings (Policy SCLP5.3) Rural workers' dwellings (Policy SCLP5.6)

3.47 The Settlement Hierarchy has informed the identification of land for allocation for housing in the Local Plan. Strategies for Major Centres and Market Towns are based upon the circumstances and opportunities relevant to each, as detailed in Section 12 of this Plan. The starting point is that Large Villages and Small Villages are, in principle, suitable places to accommodate new housing. Consideration has been given to other factors in determining whether a settlement is a suitable location for additional housing growth, including infrastructure capacity, the existence of suitable sites and consultation responses.

3.48 Table 3.5 below shows the anticipated level of housing delivery in each Town and Parish (for settlements in the Settlement Hierarchy). Note these figures do not include an allowance for windfall which it is anticipated will come forward across the plan area at a rate of 50 dwellings per year, and will enable housing to come forward in those settlements where allocations are not proposed. It is anticipated that, with the greater development opportunities provided by the 'Housing in Clusters in the Countryside' policy (Policy SCLP5.4), windfall development in the countryside will increase above previous levels. Therefore the 1.5% indicative level of growth for countryside locations based on completions and commitments is presented as a minimum. A Housing Trajectory which indicates delivery on a timescale over the lifetime of the Local Plan is contained in Appendix D.

3.49 As Table 3.5 shows, a significant element of the supply of housing is contained within existing permissions and those permitted on sites of five or more dwellings are shown on the Policies Maps. Alternative uses

that would prejudice the quantum of residential use permitted being developed on these sites will be resisted.

Table 3.5 Anticipated housing growth by Town / Parish 2018 - 2036

Area/Parish	Contribution (by parish)			(C) New housing allocations[22]	(D) Indicative contribution 2018 – 2036 (A+B+C)[23]
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Major Centres					
Felixstowe	1,523	209	1,732	1,520[24]	3,252 (29%)
East Ipswich					
Kesgrave	19	0	19	*20*	39 (<0.5%)
Martlesham Heath[25]	0	0	0	300	300(2.5%)
Brightwell Lakes	2,000	0	2,000	-	2,000 (17.5%)
Purdis Farm	7	0	7	-	7 (<0.5 %)
Rushmere St Andrew (excluding village)	71	0	71	150[26]	221 (2%)
SUB TOTAL	**3,620**	**209**	**3,829**	**1,990**	**5,819 (51%)**
Market Towns					
Aldeburgh	39	10	49	-	49 (<0.5%)
Framlingham	349	37	386	*100*	486 (4%)
Leiston	507	0	507	*100*	607 (5%)
Saxmundham	115	65	180	800[27]	980 (8%)
Woodbridge (incl part of Melton[28] and	336	0	336	220	556 (5%)

[22] In italics are numbers provided to designated Neighbourhood Plan areas (Policy SCLP12.1).

[23] Note that percentages have been rounded to the nearest 0.5%, and therefore may not sum.

[24] Note that a small part of the North Felixstowe Garden Neighbourhood is within Trimley St Mary parish however is included with Felixstowe in the table.

[25] Total of 20 for Neighbourhood Plan area, which covers Martlesham Heath and Martlesham village.

[26] Note that a small part of site allocated under Policy SCLP12.24 is within Tuddenham St Martin Parish, however is shown under Rushmere St Andrew in the table.

[27] The South Saxmundham Garden Neighbourhood extends into Benhall parish and it is anticipated that some dwellings would be delivered in Benhall parish.

[28] The made Neighbourhood Plan for Melton defines the areas of Melton considered to form part of the built-up area of Woodbridge.

Area/Parish	Contribution (by parish)			(C) New housing allocations[22]	(D) Indicative contribution 2018 – 2036 (A+B+C)[23]
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Martlesham[29])					
SUB TOTAL	**1,346**	**112**	**1,458**	**1,220**	**2,678 (24%)**
Large Villages					
Bramfield	3	0	3	-	3 (<0.5%)
Earl Soham	6	0	6	*25*	31 (<0.5%)
Grundisburgh	11	0	11	70	81 (1%)
Hollesley	38	0	38	-	38 (<0.5%)
Knodishall	16	0	16	16	32(<0.5%)
Martlesham (village)	56	0	56	*20*[30]	76 (1%)
Melton (village)	20	55	75	-	75 (1%)
Nacton	5	0	5	-	5 (<0.5%)
Orford	1	10	11	-	11 (<0.5%)
Otley	38	0	38	60	98 (1%)
Rendlesham	10	100	110	-	110 (1%)
Snape	0	0	0	-	0 (0%)
Trimley St Martin	161	360	521	150	671 (6%)
Trimley St Mary	105	0	105	-	105 (1%)
Wickham Market (with part of Pettistree)	10	0	10	220[31]	230 (2%)
Yoxford	8	0	8	-	8 (<0.5%)
SUB TOTAL	**488**	**525**	**1,013**	**561**	**1,574 (14%)**
Small Villages					
Alderton	10	0	10	-	10 (<0.5%)
Badingham	16	0	16	-	16(<0.5%)
Bawdsey	14	0	14	-	14 (<0.5%)
Benhall	11	0	11	50[32]	61 (0.5%)
Blythburgh	5	0	5	-	5 (<0.5%)
Brandeston	0	0	0	-	0 (0%)

[29] This covers the area excluded from the approved Martlesham Neighbourhood Plan area.

[30] Figure of 20 identified for Martlesham Neighbourhood Plan.

[31] 150 through allocation in Pettistree adjoining Wickham Market and 100 as figure for Wickham Market Neighbourhood Plan.

[32] The South Saxmundham Garden Neighbourhood extends into Benhall parish and it is anticipated that some dwellings would be delivered in Benhall parish. This would be in addition to 50 units listed here.

Area/Parish	Contribution (by parish)			(C) New housing allocations[22]	(D) Indicative contribution 2018 – 2036 (A+B+C)[23]
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Bredfield	10	0	10	*20*	30 (<0%)
Bucklesham	13	0	13	30	43 (<0.5%)
Campsea Ashe	6	0	6	12	18 (<0.5%)
Charsfield	21	0	21	20	41 (<0.5%)
Clopton	2	0	2	-	2 (<0.5%)
Darsham	22	0	22	145[33]	167 (1.5%)
Dennington	1	10	11	25[34]	36 (<0.5%)
Easton	24	0	24	*20*	44 (<0.5%)
Eyke	1	0	1	65	66 (0.5%)
Great Glemham	2	0	2	-	2 (<0.5%)
Hacheston	12	0	12	-	12 (<0.5%)
Hasketon	2	0	2	-	2 (<0.5%)
Kelsale	12	30	42	*20*	62 (0.5%)
Kettleburgh	4	0	4	16	20 (<0.5%)
Kirton (with part of Falkenham)	2	0	2	12	14 (<0.5%)
Levington	1	0	1	20	21 (<0.5%)
Little Bealings	2	0	2	-	2 (<0.5%)
Middleton	3	0	3	-	3 (<0.5%)
Newbourne	7	0	7	-	7 (<0.5%)
Peasenhall (with part of Sibton)	13	0	13	14	27 (<0.5%)
Pettistree[35]	1	0	1	-	1 (<0.5%)
Rendham	1	0	1	-	1 (<0.5%)
Rushmere St Andrew (village)	27	0	27	-	27 (<0.5%)
Sutton Heath	0	0	0	-	0 (0%)
Theberton	0	0	0	-	0 (0%)
Thorpeness	12	0	12	-	12 (<0.5%)
Tuddenham St Martin	1	0	1	25	26 (<0.5%)
Tunstall	77	0	77	-	77 (0.5%)
Ufford	44	0	44	-	44 (<0.5%)
Walberswick	2	0	2	-	2 (<0.5%)
Waldringfield	4	0	4	-	4 (<0.5%)

[33] Includes allocation for 120 dwellings at Darsham Station – Policy SCLP12.47.

[34] 25 additional dwellings through extension of allocated site in Site Allocations and Area Specific Policies (2017).

[35] Excluding part adjoining Wickham Market –Policy SCLP12.60.

Area/Parish	Contribution (by parish)			(C) New housing allocations[22]	(D) Indicative contribution 2018 – 2036 (A+B+C)[23]
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Wenhaston	6	0	6	25	31 (<0.5%)
Westerfield	55	20	75	-	75 (1%)
Westleton	6	0	6	35	41 (<0.5%)
Witnesham	24	20	44	30	74 (0.5%)
SUB TOTAL	**476**	**80**	**556**	**584**	**1,140 (10%)**
Shottisham and Aldringham[36]					
Aldringham	0	40	40	-	40 (<0.5%)
Shottisham	0	10	10	-	10 (<0.5%)
SUB TOTAL	0	50	50	-	50 (<0.5%)
Countryside					
All countryside locations[37]	92	0	92	-	92 (0.8%)
SUB TOTAL	92	0	92	-	92 (0.8%)
TOTAL	**6,022**	**976**	**6,998**	**4,355**	**11,353[38]**



[36] Under the approach to defining the settlement hierarchy Aldringham and Shottisham fall within the countryside category, however these are shown in Table 3.5 as they have existing allocations which are carried forward into this Local Plan.

[37] Excluding Shottisham and Aldringham.

[38] Note that this excludes any contribution from anticipated windfall of 50 units per year from 2020/21 onwards.

Settlement Boundaries

3.50 Settlement Boundaries are a policy line on a map which is used to define the built up area(s) of a settlement. The Settlement Boundaries, subject to other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable. Inside the Settlement Boundaries, there is a policy presumption that development is acceptable in principle. Outside of these boundaries, opportunities for housing development are considerably more limited as countryside policies of restraint will apply. Settlement Boundaries are drawn to include any allocations for development that adjoin the previous boundary.

3.51 These boundaries allow for flexibility in the Local Plan by potentially allocating more development than is planned for by the allocation of specific sites, at the same time as avoiding the loss of further undeveloped land in the countryside and controlling the sprawl of existing settlements.

Policy SCLP3.3: Settlement Boundaries

Settlement Boundaries are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages. Land which is outside of Settlement Boundaries and which isn't allocated for development in the Local Plan and Neighbourhood Plans is defined as Countryside.

New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.

New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.

Proposals for new residential development outside of the Settlement Boundaries and outside of land which is allocated for development will be carefully managed in accordance with national planning policy guidance and the strategy for the Countryside.

Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.

Major Energy Infrastructure

3.52 The Suffolk Coast is at the forefront of electricity energy generation across the country both in respect of onshore and offshore energy. It is essential that major energy infrastructure projects are delivered in a planned way which takes into account the potential impact of constructing, operating and decommissioning large and nationally significant infrastructure in East Suffolk. The Council is committed to working in a collaborative partnership approach with the scheme promoters, local communities, Government, New Anglia Local Enterprise Partnership, service providers and public bodies to ensure the best outcomes of major energy infrastructure projects can be achieved.

3.53 The Government, through the Department for Business, Energy and Industrial Strategy is committed to the increased delivery of Nuclear Energy Provision across the country. A new nuclear power station at Sizewell is a nominated site in the National Policy Statement for Nuclear Power Generation EN6 as part of this national package. Nuclear Energy has been generated at Sizewell since the 1960's and the operation of the site will continue beyond the plan period as a result of the separate operations that take place such as the decommissioning programme at Sizewell A and the continued production at Sizewell B and at a new station.

3.54 The decisions in respect of the new power station will be taken at a national level as a Nationally Significant Infrastructure Project (NSIP) with various regulators assessing safety, security and other issues through the necessary design and construction. Decisions on any other energy related projects identified as NSIPs will also be taken at a national level, taking into consideration relevant National Policy Statements. The Council would be a statutory consultee in this process. However it is considered that one of the biggest development and construction programmes faced by the Council and its communities in generations should be developed alongside the overall policy framework for East Suffolk to enable the impacts and benefits to be managed, including addressing the issues of cumulative impact and outcomes of other large scale projects.

3.55 The role of the Local Plan will be to consider the suitability of any specific proposal and the mitigation of local impacts (both positive and negative) on the communities across the plan area and to realise the economic benefits during the construction, operation and decommissioning stages. The current Sizewell site is a rural location in close proximity to the town of Leiston and other nearby settlements such as Aldringham cum Thorpe and Eastbridge. In addition the wider highway and rail network to this location is challenging. As well as the social impacts affecting the communities nearby, the environmental impacts of a site on the coast, within the Area of Outstanding Natural Beauty and close to protected landscapes such as Sizewell Marshes and Minsmere Nature Reserve, and the impact on the Suffolk Seascape will need to be assessed both during construction and beyond. Impacts on the historic environment should be avoided, and if not possible, minimised. Opportunities to co-locate infrastructure may reduce impacts, and there may be opportunities to enhance the setting of assets through restoration after construction, operation and decommissioning. Focus should be on prevention of impact on the natural and historic environments as opposed to compensation for the effect. Where a project involves multiple consents, developers will be expected to work collaboratively with authorities to prepare a project wide Habitats Regulations Assessment.

3.56 Although the provision of nuclear energy is currently prominent, the Suffolk Coast is increasingly coming under pressure to support developments associated with the off shore energy sector and linking this into the national grid, as well as inter-continental connections to enable the exchange of electricity with other countries. Investment in a variety of major energy infrastructure projects needs to be supported by infrastructure and facilities on shore and these sectors are expected to require land to enable activities over the plan period. Where new major energy projects are proposed, potential alternative sites, located outside of designated areas should be considered at an early stage. Where possible companies and developers will be encouraged to work collaboratively and share infrastructure and facilities that serve other requirements to reduce any potential impacts during the construction, operation and decommissioning stages of projects.

3.57 The cumulative impact of hosting a variety of major energy infrastructure facilities in the area is likely to have an impact on existing and future generations. To balance this impact a variety of local economic, environmental and community mitigation and enhancement measures may be required to ensure proposed Major Energy Infrastructure Projects are acceptable in planning terms. Community mitigation and enhancement could take many different forms over the plan period, but in land use terms these could be in the form of but not limited to examples such as sports facilities, meeting places, woodland planting schemes or habitat creation. Any measures proposed would need to be in accordance with the tests for planning obligations and planning conditions set out in the National Planning Policy Framework.

3.58 The timing of the Major Energy Infrastructure Projects across East Suffolk is not yet confirmed and the planning, construction, operation and decommissioning of existing and future projects are likely to be beyond the Local Plan period but are required to have regard to the policies in the Local Plan. It is not possible to fully identify all the issues that may arise as a result of individual or cumulative projects for local communities and operators. As such, this will need to be kept under consideration alongside future reviews of the Local Plan.

3.59 A variety of local issues have been identified by the Council, as local planning authority, which need to be addressed in relation to Major Energy Infrastructure Projects. The Council will work with the local community, other local authorities, Government agencies, service providers and operators to ensure the most successful outcomes are achieved. Although Table 3.6 identifies a variety of issues that may not be relevant to every Major Energy infrastructure Project, it is intended to inform pre-application and early engagement discussions and provides an early view on potential constraints and opportunities across the plan area.

Table 3.6 – Themes that may be relevant to the consideration of energy infrastructure proposals during the construction, operation and decommissioning stages.

Theme	Issue – what do we need to consider as East Suffolk on these aspects?
Community	■ Engagement with the local community on the provision of infrastructure ■ Housing ■ Community facilities ■ Health facilities

	■ Police facilities ■ Legacy and local community benefits for hosting major significant energy developments
Economic Opportunities	■ Economic strategies recognise importance of the Suffolk Energy Coast ■ Need to maximise the economic growth and balance these against economic and social impacts ■ Creation of jobs during the construction, operational and decommissioning stages of all projects ■ Realisation of local economic opportunities and benefits ■ Associated demands on local supply chain and sectors which support projects ■ Minimise adverse impacts and effects on the tourist economy in east Suffolk and maximise benefits where possible
Emergency Planning	■ Requirement for a co-ordinated Emergency Plan to be established across all organisations
Environment	■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast ■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment ■ Physical form, scale and appearance of buildings within the landscape ■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects ■ Potential impact on designated heritage assets, non-designated heritage assets, archaeological assets, and their settings, in the areas within and surrounding Major Energy Infrastructure Projects ■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve ■ Impact on Suffolk Seascape ■ Impact of light pollution to nocturnal species, on the AONB and the historic environment ■ Appropriate landscaping of sites after the decommissioning phases ■ Habitat loss and noise disturbance for species and noise disturbance regarding the historic environment ■ Effect of light and dust on nature conservation sites and the historic environment ■ Impact on tranquillity
Flood Risk Management and Coastal Change	■ Potential sites for Major Energy Infrastructure Projects located on an active coast line ■ Coastal management, erosion, adaptation ■ Flood risk related to estuaries ■ Effect of climate change on the coastline and hydrological processes ■ Detrimental impact on the sea bed and coastal foreshore environment

Health	■ Construction and transportation noise impact on local communities ■ Long term loss of tranquil areas ■ Loss of large areas of countryside used for leisure and tourism ■ Negative impact on air quality
Housing and Accommodation	■ Provision of campus style accommodation for construction workers ■ Influx of construction workers into the area and overwhelming the accommodation opportunities for local people and people visiting the area
Training and Education Opportunities	■ Availability of skills in the local area ■ Upskilling of the local workforce through appropriate training programmes and education ■ Investment in training opportunities for the local workforce
Transport Network	■ Local roads are not well suited to carrying the number or type of vehicle movements that will be necessary to enable construction and operation of Major Energy Infrastructure Projects ■ Agreement of dedicated routes with local community participation ■ Need for park and ride facilities to be created ■ Inadequate provision of laybys on the road network across Suffolk ■ Cumulative impact of other associated growth across and outside of Suffolk ■ Utilisation of existing rail networks

Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects

In its role either as determining authority for development under the Town and Country Planning Act, or as consultee on Nationally Significant Infrastructure Projects, the Council will take into consideration the nature, scale, extent and potential impact of proposals for Major Energy Infrastructure Projects, including cumulative impacts throughout their lifetime, including decommissioning of existing plant and facilities.

The Council will work in partnership with the scheme promoter, local communities, National Grid, Government, New Anglia Local Enterprise Partnership, service providers, public bodies and relevant local authorities to ensure significant local community benefits and an ongoing legacy of the development is achieved as part of any Major Infrastructure Projects as outlined in Table 3.6.

Proposals for Major Energy Infrastructure Projects across the plan area and the need to mitigate the impacts arising from these will have regard to the following policy requirements:

a) Relevant Neighbourhood Plan policies, strategies and visions;
b) Appropriate packages of local community benefit to mitigate the impacts of disturbance experienced by the local community for hosting major infrastructure projects;
c) Community safety and cohesion impacts;
d) Requirement for a robust Environmental Impact Assessment
e) Requirement for a robust Habitats Regulations Assessment;
f) Requirement for a robust Heritage Impact Assessment;
g) Requirement for robust assessment of the potential impacts on the Suffolk Coast and Heaths Area of Outstanding Natural Beauty;
h) Appropriate flood and erosion defences, including the effects of climate change are incorporated into the project to protect the site during the construction, operational and decommissioning stages;
i) Appropriate road and highway measures are introduced (including diversion routes) for construction, operational and commercial traffic to reduce the pressure on the local communities;
j) The development and associated infrastructure proposals will seek to deliver positive outcomes for the local community and surrounding environment;
k) Economic and community benefits where feasible are maximised through agreement of strategies in relation to employment, education and training opportunities for the local community;
l) Measures to ensure the successful decommissioning and restoration of the site through appropriate landscaping is delivered to minimise and mitigate the environmental and social harm caused during operational stages of projects;
m) Cumulative impacts of projects are taken into account and do not cause significant adverse impacts; and
n) Appropriate monitoring measures during construction, operating and decommissioning phases to ensure mitigation measures remain relevant and effective.

Infrastructure

3.60 The provision of new and improved infrastructure is essential to ensure the growth planned in the plan area is sustainable. Infrastructure includes a wide range of facilities and services including schools, medical facilities, police facilities, community facilities, open space, public rights of way, roads, railways, cycle paths and flood defences.

3.61 The Council has undertaken evidence to support the Local Plan, including:

- Economic Area Needs Assessment (2017) - identifies forecasted economic growth across the plan area and any ancillary infrastructure that may be required to facilitate such growth.
- Economic Area Sector Needs Assessment (2017) – identifies the specific needs of economic sectors across the plan area.
- Retail & Leisure Study (2017) - assesses the retail and leisure need across the former Suffolk Coastal District, identifying projected retail and leisure infrastructure requirements going forward.
- Level 1 Strategic Flood Risk Assessment (2018) - indicates areas of the former Suffolk Coastal District where flood defence infrastructure may be required based on allocated development.
- Leisure Strategy – the Council's Leisure Strategy (2014) and supporting assessments identify the needs for open space and built leisure facilities across the plan area.
- Transport modelling – analyses the effects of proposed growth on the transport network and identifies areas of the network where transport mitigation measures may be needed to accommodate growth.
- Whole Plan Viability – assesses the policies and proposals within the Local Plan to ensure that the plan is deliverable over the plan period.
- Water Cycle Study – considers the capacity of the water supply and treatment network in relation to potential growth.
- Habitats Regulation Assessment – assesses the impacts of the plan in relation to potential harm to the integrity of European protected sites, under the European Habitats Directive, and identifies the needs for Suitable Alternative Natural Greenspace where necessary.

3.62 The Council has worked closely with Suffolk County Council and other infrastructure providers to ascertain infrastructure requirements related to growth planned in the Local Plan. This engagement will continue throughout the implementation of the Plan. Over the plan period, the Council will continue to update its evidence base and where necessary engage with service providers, funding partners and the Government to ensure that infrastructure projects are delivered in a timely manner to the benefit of the District, the county of Suffolk and the rest of the country.

3.63 Appendix B of this Plan provides a summary of the infrastructure needed in the former Suffolk Coastal District and how and when it is expected to be delivered to support growth.

3.64 All new development has a responsibility to contribute towards the cost of new infrastructure. Infrastructure is often funded by developers either through section 106 planning obligations or the

Community Infrastructure Levy. Section 106 planning obligations are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes money to fund infrastructure to meet the need that development generates. The Community Infrastructure Levy is a standard per sqm charge currently on housing and convenience retail development which the Council pools together to deliver necessary infrastructure.

3.65 The former Suffolk Coastal area has had a Community Infrastructure Levy in place since July 2015, and this is currently the main way in which the Council collects funds from development. The rates of the Levy are set out in the Council's Charging Schedule which can be found on the Council's website. The Council intends to retain the Levy for most infrastructure funding. The Council will however, need to review the Levy, particularly with respect to the larger sites allocated in the Local Plan. This is because these sites will have on-site infrastructure which may be more effectively secured through section 106 planning obligations.

3.66 Policy SCLP3.5 sets out the strategic approach to infrastructure delivery in the plan area. The policy seeks to ensure that all new developments will be well supported by new and improved infrastructure.

3.67 Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision. Therefore, most infrastructure provision will take place outside of development sites. This infrastructure will be funded by the Community Infrastructure Levy and other sources of funding such as the Clinical Commissioning Group

3.68 The Habitats Regulation Assessment of this Local Plan recommends that clarity is provided in the Local Plan regarding the timely delivery of required infrastructure and treatment capabilities for phosphate, ammonia and nitrogen in order to ensure that there are no significant effects on European sites. The Cross Boundary Water Cycle Study identifies water recycling centres where treatment measures are expected to be needed to ensure that the objectives of the Water Framework Directive and the Habitats Regulation Directive are not compromised. This may also include improvements to the wider wastewater network. Anglian Water, in their role as a water company, and the Environment Agency, in their environmental oversight capacity, advise that phasing of development should be provided for in this respect. However, this should only be required where the size and type of development allows for phasing and where improvement works are identified. The cumulative impact of development should also be considered when determining the need for phasing.

3.69 Opportunities may arise for the provision of open space on site as part of new housing sites. This will be assessed on a case by case basis. The provision of new open space on site increases the opportunities and accessibility for play, physical activity and recreation which contributes significantly towards the health and well-being of the population. This will be secured through planning conditions and/or section 106 planning obligations. Provision of open space can also help to mitigate impacts of recreational pressure on protected environments. The necessary infrastructure requirements should form part of the Habitats Regulations Assessment where one is required, and information will be required to be submitted to demonstrate that the infrastructure provision will not impact upon European protected sites.

3.70 Other on-site infrastructure is only likely to be necessary as part of much larger developments where a new primary school or community centre for example may be needed. However, there are specific local needs where smaller developments can enable the delivery of infrastructure that satisfies local needs on site. On-site infrastructure will generally be secured through section 106 planning obligations. The development of a new leisure centre for Felixstowe is central to the Local Plan strategy for the town, and will be delivered as part of the North Felixstowe Garden Neighbourhood.

3.71 Effective telecommunications, including broadband and mobile phone signals are essential for economic development and to support communities. However, coverage remains poor in some areas, particularly outside of the towns. Policy SCLP8.4 is supportive of its facilitation where necessary and appropriately designed.

Policy SCLP3.5 Infrastructure Provision

The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Suffolk Constabulary, Highways England, Environment Agency, Anglian Water, Essex and Suffolk Water, UK Power Networks and the Ipswich and East Suffolk Clinical Commissioning Group to ensure that the growth over the plan period is supported by necessary infrastructure in a timely manner.

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute as necessary towards infrastructure provision to meet the needs generated.

Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.

Development will be expected to contribute to the delivery and enhancement of infrastructure which encourages active lifestyles and healthy communities, through on site provision where appropriate to the scale and nature of development and through CIL contributions. Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy SCLP8.2.

In locations where there is inadequate capacity within local catchment schools development should contribute to the expansion or other measures to increase places available at the school. Where new primary schools are provided these should be in locations which are well located in relation to the catchments they will serve, and which maximise opportunities for walking and cycling to school. Development adjacent to existing schools should not compromise the ability of schools to expand to an appropriate size in the future.

Development will be expected to follow the principles of Holistic Water Management as set out in Policy SCLP9.7 and will not be permitted where it would have a significant effect on the capacity of existing water infrastructure. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and the wastewater network in time to serve the development. Where there is insufficient capacity in the water recycling centre, Anglian Water will review the requirements for investment and development will need to be phased, where necessary, in order to allow time for improvement works to take place, if required. The improvements shall ensure there is no breach of environmental legislations particularly in relation to the Water Framework Directive and Habitats Regulations Directive or subsequent replacements.

Development should not be permitted where the electricity supply network cannot accommodate it. Particular regard should be had to large scale employment sites, which are regarded as particularly energy intensive development. The Council will work with UK Power Networks to ensure that development proposed in this Local Plan does not conflict with the electricity supply network.

The Council will work with the digital infrastructure industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments

must provide the most viable high-speed broadband connection. Infrastructure relating to new developments should be designed so as not to impede or obstruct connection to antennae or masts in the local vicinity. Early engagement with the relevant digital infrastructure provider should be undertaken to avoid such a scenario.

To support the provision of waste management infrastructure, where the size of the development allows for it 'bring sites' should be included in the design and layout of developments to encourage recycling measures and to reduce the demand on Household Waste Recycling Centres.

Enabling Development

3.72 The concept of enabling development, whereby an exception to planning policy is permitted in order to allow for development that will provide sufficient public benefit, is one supported by the Council where appropriate. Across the plan area, a number of successful examples have been delivered through partnerships between landowners, service providers, local communities and the Council.

3.73 The Council consider that enabling development could be required in a number of circumstances such in the conservation of a heritage asset, enhancement of sports facilities, coastal defence and flood adaptation measures where necessary. The exceptional individual circumstances where enabling development may be supported by the Council in exceptional circumstances needs to be justified, transparent and deliverable as a comprehensive package, with clear community benefits.

3.74 Over the plan period the public benefits associated with enabling development are expected to change and the Council will keep this under review through regular monitoring. If considered necessary, the Council may introduce a Supplementary Planning Document to provide further detail and justification in respect of enabling development.



Section 4
Economy
Area wide criteria based policies



4 Economy

4.1 The former Suffolk Coastal area makes a significant contribution to regional, national and international economies. This includes the presence of the Port of Felixstowe, Sizewell Nuclear Power Station and BT Adastral Park. The Local Plan supports these major economic drivers. It also supports complementary and broader business growth and enterprise across the area including the changing rural, agricultural and logistics economies.

4.2 The Government's 2017 Industrial Strategy places emphasis on supporting businesses to create better, higher paid employment and self-employment throughout the United Kingdom with investment in the skills, industries and infrastructure of the future. The Industrial Strategy seeks to ensure that every part of the country realises its full potential. The New Anglia Local Enterprise Partnership has an ambitious desire to drive business growth and productivity and build the skills to enable the economies of Norfolk and Suffolk to prosper, with a high performing, productive economy. The Local Plan has a key role in the implementation of the economic visions to enable the Suffolk Coastal Local Plan area to realise its potential.

4.3 The East Suffolk Economic Growth Plan 2018-23 sets out a vision to '*focus on building business confidence and with it, both the capacity and ambition of our businesses to invest and grow.*' The Local Plan is a key contributor to this vision through the identification of appropriate land, premises and opportunities for economic growth.

4.4 Evidence prepared identifies that between 2001 and 2016, employment grew by 13.4% in the former Suffolk Coastal area and is expected to see an increase in the number of jobs over the Local Plan period to 2036[39]. The Council has economic ambitions and the Local Plan sets out how the main economic drivers can be supported, as well as providing the opportunities and conditions for small enterprises to start and flourish in the area and create better, higher paid employment.

4.5 Creating opportunities for businesses to invest and grow over the plan period can facilitate and develop training opportunities such as apprenticeship schemes and enhance skills prospects for the local community. Through the creation of further training and development opportunities, the plan area can experience economic growth by increasing skills, productivity and better paid employment prospects as well as jobs growth.

4.6 The former Suffolk Coastal District is well placed to embrace economic changes and opportunities over the plan period by providing a range of employment areas in suitably accessible locations.

4.7 The former Suffolk Coastal District is home to a number of large scale strategic businesses such as the Port of Felixstowe, Sizewell Nuclear Power Station and BT Campus at Adastral Park and it is important that the

[39] Ipswich Economic Area Sector Needs Assessment, September 2017 (Lichfields).

Local Plan responds to their needs. Not only are these businesses large employers but they also have a positive impact on the supply chains and related commercial activities in both East Suffolk and the neighbouring authorities of Babergh, Ipswich and Mid Suffolk as well the national and international economies.

4.8 The local economy is also diverse, made up of many small and medium enterprises that collectively provide a variety of economic opportunities, jobs and services. Planning policies reflect that over the Local Plan period new businesses and business sectors will emerge, as experienced in recent years, with the emergence of creative businesses and film technologies at locations like Rendlesham which has boosted the number of enterprises in East Suffolk.

4.9 The mixture of large scale strategic businesses alongside small and medium enterprises reflects the economic potential across the plan area. The Local Plan needs to ensure that the economy is able to prosper and grow with a combination of suitable sites for serviced employment land and supporting infrastructure.

Existing Employment Areas

4.10 To support the local economy and realise the economic ambitions for the area as outlined in the Economic Strategy for Norfolk and Suffolk and the East Suffolk Economic Growth Plan, the Local Plan needs to identify and preserve a range of employment sites to achieve these ambitions. Previous Local Plans made a distinction between strategic and general employment areas. In reality this has made little difference to the development taking place so this Local Plan, based on consultation responses, simplifies the approach and uses the term Employment Areas for all sites. This approach should continue to create the conditions to facilitate business opportunities for investment, expansion and adaptation on a variety of sites across the plan area to deliver the economic vision for the area.

4.11 To ensure this happens over the plan period, it is therefore essential that the Local Plan ensures a flexible supply of land for a variety of employment sectors, targeted at the needs of businesses operating across the plan area including the delivery of start up units. For example, Port related operations in locations well related to the Port of Felixstowe or film and creative industries emerging at Rendlesham.

4.12 Area specific policies for existing Employment Areas are outlined in Neighbourhood Plans and Chapter 12 of the Local Plan and these secure employment development on a range of established sites and premises. Employment Area policies are found at:

- Policy SCLP12.7: Port of Felixstowe
- Policy SCLP12.8: Land at Bridge Road, Felixstowe
- Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe
- Policy SCLP12.10: Land at Haven Exchange, Felixstowe
- Policy SCLP12.21: Ransomes, Nacton Heath
- Policy SCLP12.35: Former airfield Debach
- Policy SCLP12.36: Carlton Park, Main Road, Kelsale cum Carlton
- Policy SCLP12.37: Levington Park, Levington
- Policy SCLP12.38: Land at Silverlace Green (former airfield) Parham
- Policy SCLP12.39: Former airfield Parham

- Policy SCLP12.40: Bentwaters Park, Rendlesham
- Policy SCLP12.41: Riverside Industrial Estate, Border Cot Lane, Wickham Market

4.13 A variety of employment areas are identified in the Local Plan and Neighbourhood Plans to cater for the needs of all sectors in the plan area. Some of these are established sites with buildings and infrastructure already in place and covered by existing planning permissions or established lawful uses. The Local Plan allocates a new employment area at the Seven Hills junction of the A12 and A14, as well as expecting some employment development to come forward alongside the development of the garden neighbourhoods at Saxmundham and Felixstowe. In other locations, the policies support new employment development within Settlement Boundaries, along with appropriate development in the countryside, such as through conversions and farm diversification schemes.

4.14 Economic growth related to the logistics sector and the Port of Felixstowe can provide opportunities for employment development. It is vitally important that the Local Plan can appropriately meet the current needs of the logistics sector and have the flexibility to meet future needs. In recent years the changing nature of customer demands such as online shopping and next day delivery expectations requires new technologies and patterns of distribution to meet the needs of these sectors operating across the plan area.

4.15 Policy SCLP4.1 also allows for quasi-retail uses such as car showrooms, tyre and exhaust centres and builders merchants on the main road frontages of Employment Areas. These uses are often not suitable in town centre locations due to their size and characteristics. If located within existing Employment Areas, conflicts between industrial traffic and general traffic can occur. Therefore a more appropriate location is on the main road frontages of these areas. These uses can sometimes improve the appearance of industrial areas, and by allowing them on existing employment areas, it provides a suitable developed location for these uses which are difficult to accommodate in town centres.



Policy SCLP4.1: Existing Employment Areas

Existing Employment Areas are identified in Area Specific Strategy Policies in Section 12 of the Local Plan and on the Policies Map or Neighbourhood Plans.

New development for employment uses which takes place during the plan period (including sites currently with consent for employment use) will be treated as existing Employment Areas for the purposes of this Policy and Policies SCLP4.2, SCLP4.3 and SCLP4.4.

Within existing Employment Areas, premises currently in B1, B2 and B8 use will be protected from change of use and redevelopment to other uses. Exceptionally, quasi-retail uses (not falling within use class A1) may be permitted on the main road frontages of Employment Areas which have good access to a range of transport options. Such development should not be detrimental to the efficient and effective use of the remainder of the Employment Area.

Outside of the existing Employment Areas, the redevelopment or change of use of existing employment premises will be considered under Policy SCLP4.4

Neighbourhood Plans may identify additional premises or clusters of premises outside of existing Employment Areas within use classes B1, B2 and B8 for protection from redevelopment or change of use if local evidence supports it.

New Employment Development

4.16 Across the plan area a number of established Employment Areas provide land and buildings for a variety of economic opportunities as detailed in Policy SCLP4.1.

4.17 Through the allocation of new land for employment development, the Local Plan can provide opportunities for new local and inward investment to come forward over the plan period which will improve economic vibrancy and enterprise across the plan area. The creation of well situated sites for new employment development will broaden the range of sites available and offer flexibility to potential occupiers and users which is welcomed by the Council. In appropriate locations opportunities to utilise the main road frontage of sites ensures that a high quality design is brought forward which is in keeping with the surrounding area and raises the economic potential across the area.

4.18 Ensuring a range of appropriate sites to facilitate business start ups and incubator units as well as sites for established businesses to grow into, enables commercial activity across the plan area to be free from barriers to business and supports productivity and prosperity across East Suffolk. Making provision for new employment development can encourage new technologies to be introduced and for industries to cluster by sectors which emerge over the plan period.

4.19 New employment development will also provide opportunities to be realised for all sectors as and when the economic conditions are right. Another key benefit to the provision of new employment areas is that it

will provide opportunities to renew the existing stock of business premises which in some parts of the plan area are not fit for purpose or are coming to the end of their useable life. Without the allocation of new land, there is very limited flexibility to renew and regenerate the existing sites.

4.20 Where businesses within existing Employment Areas wish to expand onto adjacent land outside of the existing Employment Area, Policy SCLP4.3 allows for this. For new employment development Policy SCLP4.2 requires it to be demonstrated that there is an additional need for the employment development over and above the needs identified in the Local Plan, or alternatively there is no suitable land within existing Employment Areas, existing employment allocations or within Settlement Boundaries.

4.21 In demonstrating an additional need, evidence submitted with the planning application should provide information on latest economic forecasts or bespoke forecasts for the relevant sector. The evidence of need should also justify the locational requirements for the development and also review the land and premises available together with the specific locational requirements of the proposed development. The review of land and premises availability should assess whether the alternative land or premises are suitable (with regard to specific locational requirements), available (the landowner is willing to sell at market value) and achievable (whether the alternative land is viable to develop).

4.22 Section 12 of the Local Plan identifies a number of sites for new employment development. Each of these have site specific policies and are outlined in:

- Policy SCLP12.3 North Felixstowe Garden Neighbourhood (as part of the masterplanned approach),
- Policy SCLP12.20 Land at Felixstowe Road,
- Policy SCLP12.29 South Saxmundham Garden Neighbourhood (as part of the masterplanned approach).

Policy SCLP4.2: New Employment Development

The Council will support the delivery of new employment development to provide greater choice and economic opportunities in suitably located areas across the plan area. Other uses which are functionally related to the economic activity on the site and the local area will also be supported.

Proposals for new employment development falling within use classes B1, B2 and B8 outside of existing Employment Areas but within Settlement Boundaries will be supported where these do not have an unacceptable adverse impact on the surrounding land use, living conditions of local residents and local highway network.

Proposals for new employment development falling within use classes B1, B2 and B8 on land outside of Settlement Boundaries will be permitted where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and:

a) It would not have an unacceptable adverse impact on surrounding land use; and
b) It avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment.

In addition to the above, proposals for B1a office premises outside of town centres other than for small scale rural offices in accordance with Policies SCLP4.5, SCLP4.6 and SCLP4.7 on sites not allocated for employment use, should also be subject to a sequential test which demonstrates that there are no suitable and available sites within firstly town centres and then edge of centre sites to accommodate the proposal.

Expansion and Intensification of Employment Sites

4.23 The Council acknowledges that over the plan period, it may be necessary for some existing employment premises to require expansion and or intensification of their operations. Across the plan area there may be circumstances where it is not suitable and practical to support economic growth aspirations and this policy provides the criteria against which proposals to expand, alter or make productivity enhancements to existing employment premises will be supported.

4.24 The East Suffolk Economic Growth Strategy seeks to support all businesses across the plan area to ensure a successful and prosperous economy. The successful delivery of this strategy will be assisted by a positive policy which encourages sustainable economic growth and allows for the expansion, intensification or adaptation of existing premises. Opportunities for sustainable growth and productivity may also be realised by the co-location of business activities to realise synergies that may further boost local prosperity. In the plan area this could include opportunities that may come forward in relation to high technology business and storage and distribution operations which operate at a variety of scales and in suitable accessible locations.

4.25 In some instances enterprises will have outgrown their established premises and future options may include expansion of the current site or relocation to another. These enterprises may be either on allocated Employment Areas or on individual sites within an existing and lawful employment use.

4.26 Some employment sites by their nature have a greater impact on their local environment and the economic operations anticipated to take place on a site is an important consideration in respect of expansion and intensification of premises. Applicants will be required to demonstrate that their proposals for expansion or intensification of employment premises do not have a material harm on the environment and that any adverse impacts can be successfully mitigated. In respect of B1 activities which are main town centres uses, applicants will need to demonstrate that there is no sequentially preferable land available.

4.27 Where employment premises are located close to residential areas and proposals would have a detrimental impact on residential amenity by virtue of noise, odour or dust for example, the Council will seek to assist in identifying alternative suitable location(s) within the plan area for continued economic activity.

Policy SCLP4.3: Expansion and Intensification of Employment Sites

Proposals to expand, alter or make productivity enhancements to existing employment premises will be permitted unless:

a) The scale of development would cause a severe impact on the highway network; or
b) There will be an unacceptable adverse effect on the environmental sustainability of the area; or
c) The proposed use is not compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; or
d) There is an unacceptable adverse effect on the living conditions of local residents and businesses relating to matters of noise, vibration, dust and light; and
e) Potential adverse impacts can not be successfully mitigated.

Where expansion or intensification of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have an unacceptable impact on surrounding land uses.

Protection of Employment Premises

4.28 Over the plan period, it is anticipated that in exceptional circumstances employment premises will be lost, despite the strong and prosperous local economy. However, it is important to retain these premises to support the economic prosperity of the plan area. Employment premises provide a contribution to the local economy and the majority of existing operations remain suitable and should be protected for economic development and regeneration.

4.29 When employment uses cease to operate from a site, the land and buildings often come under pressure for redevelopment. The Local Plan acknowledges the importance of a vibrant and successful local economy and therefore takes a positive approach to the protection of employment premises.

4.30 In April 2016 the Council published the Commercial Property Marketing Best Practice Guide. The document focuses on the information that the Council would expect in support of planning applications for the change of use of commercial premises and sites. The principles of this guide have been included within Appendix E.

Policy SCLP4.4: Protection of Employment Premises

Employment premises across the plan area will be protected for their established B class uses unless:

a) Marketing evidence is provided which demonstrates that the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix E;
b) There would be substantial planning benefit in permitting alternative uses; and
c) The proposed use is compatible with the surrounding uses in terms of car parking, access, noise, odour and other amenity concerns.

Proposals for loss of employment premises to be used for residential use will only be permitted in exceptional circumstances where there is no current or long term need for the premises and the site is within the defined Settlement Boundary.

Economic Development in Rural Areas

4.31 Economic activity also takes place outside of the towns and the identified Employment Areas in rural locations. It is important that the Local Plan continues to maximise the potential of these activities to support the rural economy and provide a valuable source of jobs locally.

4.32 National planning policy seeks to support a prosperous rural economy through the sustainable growth and expansion of businesses in the rural areas. Agriculture is particularly important to the plan area's economy and there is a need to enable the sector to erect new buildings, structures and infrastructure that it requires to grow, modernise and function efficiently. The Local Plan acknowledges that these buildings may need to be located in countryside locations. Across the plan area there are a large number of farms and rural diversification schemes on isolated sites which provide employment opportunities or which through investment, could provide new economic opportunities in the form of traditional B class industries, cultural or tourism activities. Rural Estates in the plan area present particular opportunities related to their long term management and diverse economic functions.

4.33 Public consultation responses have highlighted the need to improve digital services such as mobile and broadband signal to support business activity in the rural areas. The Local Plan supports this need and

encourages the increased provision of infrastructure to ensure greater coverage and reliability of this type of utility as outlined in Policy SCLP8.4.

4.34 It is acknowledged that employment opportunities in the rural areas are generally only accessible via motor vehicle and public transport opportunities are limited. In such locations any development needs to be sensitive to the surrounding landscape and not have an unacceptable impact (such as high volumes of HGV traffic) on the local road network including routes to the main road network. However the benefit of retaining these types of sites for economic activity and the local employment opportunities they provide in the majority of cases is considered to outweigh the negatives that arise from location and access arrangements.

4.35 Within the Suffolk Coast and Heaths AONB, the Council will still support economic development in rural areas, but will strive to ensure that higher levels of design and appropriate screening are delivered to reflect their location within the protected landscape.

Policy SCLP4.5: Economic Development in Rural Areas

Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported.

Proposals will be supported where:

a) They accord with the vision of any relevant Neighbourhood Plan in the area;
b) The scale of the enterprises accords with the Settlement Hierarchy;
c) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;
d) Small scale agricultural diversification schemes make good use of previously developed land; and
e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist.

The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently will be supported.

Conversion and Replacement of Rural Buildings for Employment Use

4.36 National planning policy supports a prosperous rural economy, sustainable rural tourism and retention and development of accessible local services. This includes the sustainable growth and expansion of all types of business through conversion of existing buildings and well-designed new buildings including for the

development and diversification of agricultural and other land-based rural businesses. The Local Plan seeks to support and enhance the rural areas through enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently. The identification of a variety of opportunities for employment development throughout the plan area ensures that the needs of local communities and their ability to realise economic potential comes forward over the plan period.

4.37 When buildings in the countryside are no longer required for their original purpose or become under-used, their re-use and conversion to appropriate uses for employment can represent a sustainable form of development. Buildings in the rural areas can provide opportunities to enhance local prosperity and support the move from lower paid to better paid employment.

4.38 The former Suffolk Coastal District has a number of large traditional rural estates which, through co-ordinated land management, can have an impact on the landscape of the plan area. Over time, these estates have had a major impact on the variety of economic opportunities across the plan area and tend to have numerous rural buildings on their land. The management of these rural estates has an influence on the nature of the economic opportunities within the rural areas and, the conversion and replacement of the estate buildings needs to be carefully considered, to ensure appropriate uses are retained and facilitated over the plan period.

4.39 Rural buildings in the countryside are often also heritage assets which are important to retain and bring back into use. Relevant proposals will also need to be considered carefully against the historic environment policies of the Local Plan as well as national planning policy on the conservation of heritage assets.

Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use

The conversion of rural buildings to employment use will be permitted where:

a) The business use is of a scale and character that is appropriate to its location in accordance with the Settlement Hierarchy;
b) The proposal does not have an unacceptable impact on highway safety, local roads or the living conditions of local residents and exploits opportunities to make the location more sustainable by walking, cycling or public transport;
c) The proposal would not conflict with neighbouring uses;
d) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings; and
e) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding landscape, the AONB and its setting, or the natural or historic environment.

The replacement of rural buildings with employment uses will be permitted where:

f) The proposal is of a similar size and scale to the building that is being replaced;
g) The proposal does not have an unacceptable impact on highway safety, local roads or the living conditions of local residents and exploits opportunities to make the location more sustainable by walking, cycling or public transport;
h) The proposal would not conflict with neighbouring uses;
i) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings;
j) The proposal would not result in a significant adverse environmental impact; and
k) The proposal enables farm, forestry and other land-based businesses to build the buildings and infrastructure they need to function efficiently.

Farm Diversification

4.40 Agriculture and farming are an important part of the plan area's economy. Traditionally farming provided significant employment opportunities but over recent years the numbers employed has reduced due to increased costs and technological advances as well as the agglomeration of farmsteads. However, farming remains a key economic sector in the plan area and the Local Plan seeks to ensure that appropriate farm diversification schemes can help sustain agricultural operations for the wider benefit.

4.41 Examples of farm diversification include the introduction of farm shops, post offices, tourism activities and education centres which all provide a valuable contribution to the original farm as well as the wider economy and community. In exceptional circumstances farm diversification can include conversion of buildings to permanent residential use. However the Local Plan has a role to ensure that farm

diversification does not have an adverse impact on nearby villages or the local road network through traffic generation and parking arrangements in rural areas.

4.42 As a popular tourist area, many farms have converted buildings to provide tourist accommodation. This is an issue which the Local Plan needs to address to continue to ensure that only appropriate farm diversification schemes involve conversion to tourism accommodation.

4.43 It is anticipated that more diversification proposals will come forward over the plan period and it is essential that these are carefully considered to sustain the existing farm activities and do not have a detrimental impact on the wider community. Applicants will be expected to provide information to demonstrate how the diversification will support the vitality of the existing farm. Information required will need to clearly justify the additional benefits that will be brought about through the diversification proposals.



Policy SCLP4.7: Farm Diversification

Proposals for farm diversification schemes to support the continued viability of the farm will be supported where:

a) Farming activities remain the predominate use on the site;
b) The proposal is of a use and scale that relates well to the setting of the existing farm;
c) The proposal does not compromise highway safety to the local road network or free flow of traffic and there is adequate off road parking;
d) The proposal avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;
e) The diversification is supported by detailed information and justification that demonstrates that the proposals will contribute to the viability of the farm as a whole and its continued operation;
f) The diversification retains or provides additional employment for the local community;
g) The proposal supports the retention or creation of jobs associated with the farm;
h) The conversion of existing farm buildings is undertaken sympathetically to the traditional character of the farm; and
i) The proposal does not involve permanent residential uses.

Support will be given to farm shops which provide continued employment opportunities and sell a range of produce associated with the farm and the local area. Proposals should be of a scale which is not detrimental to the existing shopping facilities provided in nearby towns and villages.

Town Centres and Retail

4.44 The distinctiveness, historic character and accessibility of resort and market towns in the former Suffolk Coastal area presents an attractive setting for town centres as concentrations for shopping, leisure, employment, business, social and cultural activities. This also makes them popular with tourists and visitors from nearby areas within and beyond the plan area. The towns have varying tourism functions that contribute to the scale of the retail offer and the presence of many specialist and artisan shops. The blend of different types of shops and leisure facilities in town centres is important to the experience of visitors and local quality of life.

4.45 Tourism and cultural aspects of town centres in the plan area and growing leisure activities present opportunities for more inclusive day time and evening time economies, social interaction and the appeal of town centres as places to live. Town centres in the plan area provide residential development opportunities on appropriate sites that play an important role in ensuring their vitality. Opportunities to encourage residential developments targeted at the provision of smaller homes and specialist housing will be supported in appropriate locations (such as on upper floors) where they do not undermine the main town centre use.

4.46 Town centres are the most accessible places in the plan area for shopping and commercial leisure. Commercial leisure is the business of entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

4.47 In common with national trends, food shopping growth has moved towards discounters and smaller store formats of large supermarket chains catering for more frequent, smaller shopping trips. High levels of car ownership and use in the plan area and consumer choice mean people are increasingly prepared to travel further, in order to access a greater choice of shops and leisure facilities available in larger centres.

4.48 Government policy and up-to-date evidence highlight that it is important that town centres offer a shopping and social experience that is different to out of town or online shopping. This reflects a broader change in the economy, population, e-commerce and how town centres are used and the way people spend their money and leisure time. More locally, this is in addition to the effects of a significant presence of out of town retail at Martlesham in the plan area and nearby Ipswich.

4.49 A balanced mix of town centre shops and services is important to ensure a strong offer to meet the needs of residents of the towns and their surrounding rural areas. This includes well situated units suitable for modern operator requirements on main routes around and through town centres.

4.50 Local and regional projects and strategies (e.g. East Suffolk Business Plan) are consistent in supporting local prosperity, community and cultural life and access to facilities and opportunities.

New Retail and Commercial Leisure Development

4.51 Opportunities for new retail development can enhance customer choice, convenience and shopping experience but can inevitably compete with existing shops and impact on town centres. Evidenced forecasts based on population change and household spending patterns (taking into account online shopping and new forms of retailing) show capacity to grow the amount of shopping floorspace in the former Suffolk Coastal area to be very modest. In line with national trends, capacity for retail growth is concentrated on the large urban centres outside the plan area. Retail capacity for the towns in the plan area and for the area between Ipswich, Woodbridge and Felixstowe is identified in the Ipswich and Suffolk Coastal Retail and Commercial Leisure Town Centre Study (2017).

4.52 In the context of rapid change in the retail sector, the National Planning Policy Framework requires Local Plans to meet future shopping floorspace forecasts for 10 years rather than full plan period. Changing consumer demands related to new technologies are driving comprehensive change from traditional retail supply chain processes. In land use terms this is seen in storage and distribution development (planning use class B8) rather than significant retail floorspace growth. However, retail floorspace may incorporate changing showroom, customer experience, and collection and return facilities and functions. There may be further implications for retail floorspace and development through the integration of the storage and distribution and goods inventories with the visibility of goods for sale by the different methods of shopping available to consumers.



4.53 Estimated retail floorspace growth in the former Suffolk Coastal area is mostly for goods which are purchased less often (comparison goods). The capacity for comparison goods retail growth for the plan period up to 2036 is assessed as up to 5,800m^2 in Woodbridge, up to 3,400m^2 in Felixstowe and up to 3,500m^2 shared between Saxmundham, Aldeburgh, Framlingham and Leiston. In terms of retail capacity for groceries and other goods purchased regularly like toiletries (convenience goods) very modest estimates of floorspace growth for the plan area are identified. These are 400m^2 in Woodbridge and up to 1,600m^2 between Saxmundham, Aldeburgh, Framlingham and Leiston, with no forecast growth in capacity identified for Felixstowe. Garden neighbourhoods at Saxmundham and Felixstowe present opportunities for some new small scale convenience retail provision to meet needs arising from these developments.

4.54 Available evidence indicates that there are opportunities for growth of commercial leisure uses including eating and drinking venues. There are also commercial leisure growth opportunities in relation to hotel accommodation and health and fitness provision equivalent to 268 hotel rooms and between 5 and 7 additional gyms in the plan area over the plan period. Integrated use of premises may represent use of floorspace in multiple planning use classes, for example health and beauty facilities together with a hotel. Integrated use of town centre ground floor space may also combine some commercial leisure or community uses with retail to enhance the retail experience and help sustain the retail use. The town centres function within a wider network of retail centres that includes the established retail destination of the retail park and superstore in Martlesham and the neighbouring county town of Ipswich as well as historic cities, towns and shopping centres outside the plan area.

4.55 The Council recognises that each of the town centres within the plan area is different, not least in terms of its particular shopping character, tourism offer and relationships with nearby places. This reflects links and relationships between shopping destinations offering choice and differentiation for shoppers'

requirements, mobility and lifestyles. For example, Woodbridge is close to Ipswich and Martlesham and has a larger existing retail offer than the other market towns.

4.56 Evidence reveals significant shopping relationships between Woodbridge, Felixstowe, Martlesham and Ipswich. It is therefore important to consider provision for accessible retail and commercial leisure in the south of the former Suffolk Coastal District in the context of the neighbouring county town of Ipswich.

4.57 National planning policy sets out the principles of the sequential test. Proposals for main town centre uses, which includes retail and commercial leisure uses, should be located in town centres. If no suitable sites are available then edge of centre locations should be considered, and if no suitable town centre or edge of centre locations are available then out of centre may be considered. A retail impact assessment will need to be submitted alongside any applications outside of town centres which exceed the thresholds set out in Policy SCLP4.8, in accordance with the National Planning Policy Framework and the guidance set out in the Planning Practice Guidance.

4.58 A retail hierarchy for the plan area sets out the provision of facilities and scales of shopping development that can be expected of a centre. This recognises retail relationships between centres in the hierarchy, especially in the south of the plan area between Woodbridge, Felixstowe, the out-of-centre retail destination at Martlesham and the neighbouring county town of Ipswich.



4.59 An out of centre location is one that is neither in, nor on the edge of a centre. As an out-of-centre location, Martlesham Retail Park is not sequentially preferable for new retail and commercial leisure so it is therefore not included in the retail hierarchy.

4.60 Small parades of shops serving only the immediate neighbourhood are not classed as centres in national policy, and therefore are not designated. These include corner shops and other very small parades serving the immediate area.

Policy SCLP4.8: New Retail and Commercial Leisure Development

Priority will be given to concentrating retail and commercial leisure development within Town Centres in the Retail Hierarchy and the neighbouring regional town centre of Ipswich. The retail hierarchy is:

- Level 1 – Town Centre – Felixstowe (resort town),
- Level 2 – Town Centres – Aldeburgh, Framlingham, Leiston, Saxmundham, Woodbridge (market towns),
- Level 3 – District Centres,
- Level 4 – Local Centres.

Retail and commercial leisure (falling within Use Classes A1, A2, A3, A4, A5, C1 and D2) will be permitted within Town Centre boundaries as defined on the Policies Maps. This will reinforce and reflect compact town centres in the plan area.

Retail and commercial leisure development will be permitted on edge of centre sites, only where there are no suitable or available sites within a Town Centre. For retail developments, edge of centre is defined as within 300 metres of the Primary Shopping Area, as defined on the Policies Maps. For commercial leisure, edge of centre sites should be within 300 metres of the Town Centre.

Retail and commercial leisure development will only be permitted on out of centre sites where there are no suitable or available sites within a Town Centre or edge of centre location. Retail and commercial leisure development will only be permitted on out of centre sites where:

a) The location is accessible by public transport and is accessible to pedestrians and cyclists;
b) The site is well connected to a Town Centre, or links can be improved; and
c) The site will not impact upon other neighbouring uses, in terms of traffic, parking and amenity issues.

Proposals for retail or commercial leisure uses outside of Town Centres will only be permitted where it can be demonstrated that there will be no significant adverse impact on centres in the retail hierarchy and the neighbouring regional town centre of Ipswich. This will be determined through an impact assessment which will be required for proposals greater in size than the thresholds set out below:

Settlement Centre	Floor Space Impact Threshold (gross)
Level 1 (Felixstowe)	750sqm
Level 2 (Woodbridge)	750sqm
Level 2 (Aldeburgh, Framlingham, Leiston, Saxmundham)	350sqm

The impact assessment will need to consider potential impact on all relevant centres (including those outside of the plan area) depending on the location, scale and nature of the proposal. The minimum gross floor space impact threshold to demonstrate impact on Ipswich Town Centre is 750sqm. The scope and nature of an impact assessment will be determined at the time of a planning application. Proposals that would have a significant adverse impact on the vitality and viability of Town Centres will be refused.

Development in Town Centres

4.61 Development will improve and develop the Town Centres incrementally and organically to reflect their distinct historic character and functions having regard to their position in the retail hierarchy and relationships with other shopping and leisure destinations. The policy approach is to support centres in the hierarchy to consolidate and enhance their offer to local residents, surrounding rural areas and visitors.

4.62 The Local Plan designates Primary Shopping Areas, Primary Shopping Frontages, Secondary Shopping Frontages and Town Centre Boundaries. Primary frontages are where most shops are concentrated. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, professional services and businesses. The Council undertakes monitoring of Town Centres annually and the 2018 monitoring provides a baseline position for each Town Centre. Maintaining the high proportion of ground floor primary frontage units in retail use promotes customer choice and a healthy and appealing balance between retail and services in town centres across the plan area. Setting out this direct and comprehensible approach provides businesses and decision makers with clarity in the context of changing economic and social conditions faced by town centres.

4.63 In primary shopping areas, the policy aims to ensure a dominant retail appearance which supports high levels of footfall. As such the policy restricts proposals which would undermine this approach and result in concentrations of non A1 uses. In coming to a view as to whether a proposal would result in a concentration of non A1 uses, using Table 4.1 as a baseline, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of non A1 uses.

Table 4.1: Retail and Vacant Units Primary Shopping Frontages

Town Centre	Total Ground Floor Units in Primary Frontage (excluding residential)	No. of units in retail (A1) use	Percentage of retail (A1) units	No. of vacant units
Felixstowe	123	82	67%	9
Aldeburgh	58	37	64%	1
Framlingham	31	20	65%	1
Leiston	49	30	61%	3
Saxmundham	48	29	60%	5
Woodbridge	75	60	80%	1

4.64 The District is fortunate to have many historic shopfronts in the Town Centres, which are often within designated Conservation Areas. The Local Plan will seek to ensure these are protected to maintain distinct and individual Town Centres. In partnership with Historic England the Council will encourage the retention and/or restoration of historic shop fronts through planning applications or specific interventions and projects in accordance with Policies SCLP11.3, SCLP11.4 and SCLP11.5.

Policy SCLP4.9: Development in Town Centres

Town Centres will improve and develop incrementally and organically to reflect their distinct historic character and functions having regard to their position in the retail hierarchy and relationships with other shopping and leisure destinations.

Town Centres will develop in ways that support healthy lifestyles, social interaction, overnight stays, culture and the arts. Residential development targeted at the provision of smaller homes and specialist housing on appropriate sites within town centres will be supported where it does not undermine the main town centre use.

Within the Primary Shopping Areas as identified on the Policies Maps, the primarily retail function of these areas will be safeguarded. Non-A1 uses on the ground floor will be supported where they will help to sustain A1 uses and enhance the retail offer.

New retail uses (A1) will be directed to the Primary Shopping Frontage in the first instance. The majority of primary frontages will be in retail use at ground floor level. Proposals that reduce the high proportion of A1 uses and/or result in concentrations of non A1 use will be resisted.

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

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

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

Town Centre Environments

4.65 All of the Town Centres are at least partly within designated Conservation Areas. Development should enhance and invest in historic environments and infrastructure including public seating, arts and cultural facilities. This will help promote community interaction and healthy lifestyles. Development in the Town Centre should also provide enhancements for urban biodiversity where possible. It is recognised that there may be opportunities or advantages for temporary use of historic buildings for buildings for a short and prescribed period of time especially whilst buildings are otherwise vacant.

4.66 There are particular opportunities to enhance pedestrian connectivity and legibility related to development and change within the town centres. This includes but is not limited to the following examples:

- Felixstowe – between town centre and seafront;
- Woodbridge - between town centre and riverside;
- Aldeburgh - between car parks and town centre;
- Framlingham - highways junctions (identified in the Neighbourhood Plan);
- Leiston - mixed use town centre opportunity site (identified in the Neighbourhood Plan);
- Saxmundham – between railway station and town centre;
- Martlesham – between retail units and employment areas.

Policy SCLP4.10: Town Centre Environments

Development will encourage people to spend more time, enjoy and participate in town centres. It will do this by:

a) Supporting opportunities for social interaction;
b) Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;
c) Improving access for cyclists, people with limited mobility and people with other disabilities;
d) Enabling physical linkages so that pedestrians can move easily and safely between parts of the town centre; and
e) Providing environmental improvements that make the most of historic environments and heritage features.

The expansion of Shared Space and Dementia Friendly areas will be supported where proposals maintain active town centre frontages without compromising highway access, vehicular and pedestrian movements.

Retail and Commercial Leisure in Martlesham

4.67 Martlesham is a popular place to live offering a high quality of life[40] including good employment prospects with a significant presence of diverse business areas. Connected by an extensive network of public open spaces and cycle routes the area is a convenient location from which to access other parts of the plan area and surrounding area through a variety of transport opportunities. Martlesham and surrounding parishes have experienced economic and housing growth which places particular pressures on highways and local infrastructure.

4.68 The retail park at Martlesham has evolved sporadically into a number of large modern premises comprising retail floorspace selling mostly non-bulky goods. This includes clothing and footwear as well as groceries and toiletries. The retail park is not characterised by the wider role or function of a town centre but does have issues associated with high volumes of traffic at peak periods. Capacity for its further

[40] Royal Mail 2017 update of its 2015 study to find the most desirable places to live and work in England based on postcode.

expansion is dependent upon adjacent employment areas and impact on centres in the retail hierarchy and access and parking arrangements as well as the vision outlined in the Martlesham Neighbourhood Plan.

Policy SCLP4.11: Retail and Commercial Leisure in Martlesham

Retail and leisure development will enable Martlesham to thrive and support community interaction and inclusivity.

Out of centre retail and commercial leisure uses at Martlesham will only be permitted where:

a) There are no sites that are suitable or available to accommodate the nature and scale of the proposal in or on the edge of a centre in the Retail Hierarchy; and
b) The principal type of retail provision would not have a significant adverse impact on centres in the retail hierarchy including, but not limited to, the Square in Martlesham Heath, Woodbridge, Felixstowe and the regional town centre of Ipswich. Where development is considered acceptable in terms of the town centre sequential and impact tests proposals, it should make a positive contribution towards improving:
    i. Safe non-car circulation and pedestrian / highway conflicts;
    ii. The physical and visual integration of out of centre retail and commercial leisure;
    iii. Green infrastructure supporting healthy lifestyles and social interaction;
    iv. Accessibility for persons with physical or mental disabilities including dementia friendly environments; and
    v. Accessible local services.

The change of use of existing office, industrial and storage floorspace (use classes B1, B2 and B8) to retail or commercial leisure uses will be resisted. Such changes of use will only be permitted if the site is surplus to requirements for B1, B2 and B8 uses, as satisfactorily demonstrated by marketing in accordance with Appendix E.

District and Local Centres

4.69 A District Centre is a large group of shops anchored by a small supermarket, together with facilities, which collectively form a coherent area. They provide opportunities for local people to meet everyday needs without having to travel. Garden neighbourhoods identified at Felixstowe and Saxmundham present opportunities for new District Centres. Existing District Centres are defined on the Policies Map at:

- Cavendish Park, Felixstowe,
- High Road East, Felixstowe,
- Undercliff Road West, Felixstowe,
- Walton High Street, Felixstowe,
- Ropes Drive West, Kesgrave,

- The Square, Martlesham Heath,
- Sycamore Drive, Rendlesham,
- The Hill, Wickham Market.

4.70 A Local Centre is the next level down in the retail hierarchy, offering a smaller range of facilities than those present in a District Centre. Nonetheless, they play an equally important role in meeting the day-to-day shopping needs for a community, particularly the less mobile and elderly. Local Centres typically feature a newsagent and/or small convenience store, along with various other small shops serving a small catchment. Existing Local Centres are defined on the Policies Map at:

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

4.71 Outside of District and Local Centres, small shops within communities play a vital role in serving the day to day needs for convenience goods for residents, and often also provide a focal point for the community.

Policy SCLP4.12: District and Local Centres and Local Shops

District Centres are defined on the Local Plan Policies Map. District Centres provide shops and some other local services to meet the needs of residents in the local area.

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

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

Individual and groups of local shops, services and community facilities located outside of the designated centres will be protected where they are important to meet day-to-day needs of local communities.

Section 5
Housing
Area wide criteria based policies



5 Housing

5.1 This Local Plan sets a housing requirement of 542 dwellings per annum over the period 2018 – 2036 (9,756 in total). As at 31st March 2018, 6,998 dwellings are already under construction, permitted or allocated, and, with a contingency applied to allow flexibility, the policies and allocations in this plan seek to ensure that this requirement is met. The residual need to be met is 2,758 dwellings (before a contingency is applied).

5.2 The strategy in this Local Plan focuses on supporting economic growth and the provision of infrastructure, and alongside this, sets out ambitious plans for increasing the supply of housing. Integral to this is ensuring that the Plan supports existing infrastructure and services particularly in the more rural parts of the plan area. Addressing the need for more affordable housing and housing to meet the needs of an increasingly elderly population is another key objective. Accordingly, in addition to delivering an ambitious housing requirement, the Local Plan seeks to diversify the supply of housing through delivering a range of different sizes of sites in a variety of locations, and ensuring that the mix of housing types and tenures reflects the needs of the plan area's population. The East Suffolk Housing Strategy also sets out the ways in which the Council will continue to pursue a range of models for housing delivery, including through working with Housing Associations and providing support to community led housing initiatives.

5.3 The amount of housing needed is covered in Section 3 of this Local Plan. Allocations for housing development and the approach to housing provision in the Major Centres and Market Towns are contained in the settlement and area specific Sections of this Local Plan in Section 12.

Major Centres

5.4 Detailed policies for Major Centres are contained in Section 12.

5.5 As part of the development of the North Felixstowe Garden Neighbourhood, up to 2,000[41] new homes are planned along with 80 new homes on the existing Brackenbury Sports Centre site once new leisure uses are provided at the Garden Neighbourhood. It is expected that some small scale housing development will come forward within the Settlement Boundary in accordance with Policy SCLP3.3.

5.6 For the East of Ipswich, the Brightwell Lakes development is proposed to come forward during the plan period. Outline planning permission is granted under permission DC/17/1435/OUT. This local plan also identifies the site of the current Suffolk Police Headquarters as an opportunity to deliver 300 homes on a brownfield site, due to its likely availability within the plan period. It is expected that some small scale housing development will come forward within the Settlement Boundaries in accordance with Policy SCLP3.3.

[41] Including 560 already with outline planning permission at Candlet Road (DC/15/1128/OUT).

Market Towns

5.7 Detailed policies for the Market Towns are contained in Section 12. Policy SCLP4.9 identifies town centres as presenting opportunities for residential development including affordable homes, older person's accommodation and specialist housing for particular groups.

5.8 A new Garden Neighbourhood is planned for the south of Saxmundham, which will deliver 800 dwellings.

5.9 Whilst no other new allocations are proposed in the Market Towns, it is envisaged that some small scale development will come forward within the Settlement Boundaries in accordance with Policy SCLP3.3 or through "made" Neighbourhood Plans.

Large Villages

5.10 Whilst the Major Centres and Market Towns provide the main focus for a wide range of services and facilities, a number of other settlements across the plan area nevertheless provide for a range of services meeting the daily needs of their residents and surrounding hinterland.

5.11 Development of new housing in such settlements can help to support existing local services as well as contributing towards the mix of housing available in such locations. The National Planning Policy Framework states that housing should be located where it will enhance or maintain the vitality of rural communities and that plans should identify opportunities for villages to grow and thrive, especially where this will support local services. This Local Plan therefore allocates some sites for housing in these settlements. Alongside these, it is also necessary to consider the contribution that will come forward from 'windfall' (i.e. not allocated) sites in Large Villages.

5.12 Settlement Boundaries, formerly known as 'physical limits boundaries' are defined around Large Villages. The Settlement Boundaries define the area within which the principle of development is supported and where policies would support residential development outside of allocations, of a scale appropriate to that settlement.

Policy SCLP5.1: Housing Development in Large Villages

Residential development will be permitted within defined Settlement Boundaries where it is:

a) Development of a scale appropriate to the size, location and character of the village; or
b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.

Small Villages

5.13 Small Villages are identified due to their modest range of service provision, which will serve the needs of residents within the village. They can also serve the needs of those living in other settlements or the countryside nearby although will generally cater for a smaller catchment than the Large Villages. As with the Large Villages, development of new housing in such settlements can help to support existing local services as well as contributing towards the mix of housing available in these villages. The form and character of Small Villages varies across the plan area and the impact upon these will be a key consideration in determining planning applications.

5.14 Settlement Boundaries have been defined for Small Villages which identify the area within which the principle of development will be supported in accordance with Policy SCLP5.2 below.

Policy SCLP5.2: Housing Development in Small Villages

Residential development will be permitted within defined Settlement Boundaries where it is:

a) A small group of dwellings of a scale appropriate to the size, location and character of the village; or

b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.

Countryside

5.15 Areas outside of the defined Settlement Boundaries of the Major Centres, Market Towns, Large Villages and Small Villages are defined as Countryside. The countryside includes a number of small settlements, which have no or very few, services and facilities and are therefore not considered to be suitable locations as a focus for new development.

5.16 However, consistent with policy in the National Planning Policy Framework the Council recognises that there is a need for housing in the countryside in certain circumstances and where this can help to sustain thriving rural communities. The East Suffolk Housing Strategy (2017 – 2023) contains five 'areas of focus', including 'Increasing the Supply of New Housing to meet a Range of Needs – a more proactive role for East Suffolk supporting the development of affordable homes', within which there is a specific action for delivering housing tailored to meet the needs of rural communities. The Housing Strategy identifies that housing in rural areas can support the sustainability of those places, by enabling younger working families to remain and older residents to move to more suitable housing while continuing to live within their community.

5.17 Whilst providing social benefits, housing in the countryside can have impacts upon the landscape and natural environment, and does not present the same opportunities in relation to encouraging sustainable transport as less remote locations would. It is therefore important that the Local Plan achieves the correct balance between supporting some development that can help to sustain rural communities whilst not resulting in harm to the environment and undermining the reasons for which people choose to live in and visit the plan area.

5.18 Isolated dwellings in the countryside in particular have the potential for harming the landscape and environment. Reflecting this, the National Planning Policy Framework states that isolated new homes in the countryside should be avoided other than in a limited number of specific circumstances.

5.19 Policy SCLP5.3 below sets out the circumstances where new housing in the countryside would be supported. Exception sites for affordable housing may include entry-level accommodation for first time buyers or those looking to rent their first home, in accordance with the National Planning Policy Framework, where this forms part of a scheme which aims to meet locally identified needs for affordable housing.

5.20 In relation to replacement dwellings, the impact of the new dwelling on the landscape when compared to the existing dwelling will be a key consideration. In this respect, particular consideration will be given to height, screening, footprint, design and materials. Opportunities to enhance the appearance of the dwelling in the landscape should be taken where feasible.

Policy SCLP5.3: Housing Development in the Countryside

Outside of the defined Settlement Boundaries, new residential development will be limited to:

a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);
b) Limited development within existing clusters (in accordance with Policy SCLP5.4);
c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;
d) Subdivision of an existing larger dwelling;
e) Conversion of an existing building (in accordance with Policy SCLP5.5);
f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);
g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.

Housing in Clusters in the Countryside

5.21 Clusters can vary in size, and can include those settlements in the countryside which do not have the range or amount of facilities to be classed as a Major Centre, Town, Large Village or Small Village. The geography of the former Suffolk Coastal District is such that there are many small, dispersed communities and clusters of houses outside of the Towns, Large Villages and Small Villages. Whilst they do not have the level of services and facilities to support larger scale new housing development, some locations where there are existing clusters of five or more dwellings may be suitable for a small amount of development. Such an approach will help to meet local housing needs by enabling people to stay within their communities, reflecting the aims of the Council's Housing Strategy as well as helping to sustain rural communities and the services within them. The policy therefore would support up to three new dwellings in clusters of at least five existing dwellings, or up to five new dwellings in clusters of at least ten existing dwellings which are well related to services and facilities.

5.22 The policy does not intend to support development which would have an adverse impact upon the natural or historic environment or the landscape, but that can integrate with an existing cluster of houses, and the scale and design of schemes will be expected to not cause harm to the character of the cluster or the surrounding landscape.

5.23 Alongside seeking to maintain and enhance the vitality of rural areas there is a need to protect sensitive environments and landscapes and to seek to minimise the need to travel and reliance on the private car as far as is possible. The National Planning Policy Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, whilst also seeking to avoid isolated dwellings in the countryside except in special circumstances. The National Planning Policy Framework also states that in preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

5.24 Whilst it is acknowledged that within these more rural locations, there is likely to be dependency on the private car for transport, it is considered appropriate to recognise that this may be reduced in some locations which are closer to settlements with services and facilities. Therefore, in locations which are more accessible to services and facilities up to five dwellings would be supported. Consideration will be given to proximity to a Major Centre, Town, Large Village or Small Village and the accessibility to that location, for example through the existence of a continuous footpath.

5.25 A 'close group' of dwellings adjacent to an existing highway, is one where the dwellings are considered to be adjacent to each other, and not separated by extensive open areas. There may, for example, be garden space or other buildings between dwellings however separation by fields or open land would not constitute a close group. Criterion (c) in Policy SCLP5.4 sets out policy regarding the characteristics of the location of sites in relation to surrounding development. In considering whether a proposal would be acceptable under criterion (c), adjacent development on two sides can include circumstances where the site is separated from existing development by the highway. The adjacent development on two sides must extend along the entirety of the proposed site.

5.26 For development of four of five dwellings the Council would require applicants to demonstrate that meaningful and effective engagement has taken place with the community, including with the Parish Council, and that the submitted scheme addresses any planning issues raised and reflects needs identified

by the community. Applicants should submit a statement describing the consultation and engagement undertaken, the outcomes of the consultation and engagement and how this is reflected in the proposal.

5.27 In contributing to the provision of a mix of dwelling types across the plan area, proposals that are suitable under this policy may provide opportunities for custom and self build dwellings.

5.28 As the policy is intended to support limited new development in clusters, it is important that consideration is given to cumulative impacts. In this respect, consideration will be given to whether there is an extant permission or completed development permitted under this policy, and the cumulative impact on the character.

Policy SCLP5.4: Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' in the countryside will be supported where:

a) The proposal is for up to three dwellings within a cluster of five or more dwellings;

   Or

   The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;

   And

b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and
d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.

Conversion of Rural Buildings in the Countryside for Housing

5.29 Rural buildings outside of settlements should ideally be used for the purposes for which they were constructed; however there are instances where commercial uses are no longer viable and a residential use may be appropriate. The National Planning Policy Framework supports the re-use of redundant or disused buildings in the countryside for residential purposes where this would enhance the immediate setting. Permitted Development rights now also allow for some conversions of agricultural buildings to residential use.

5.30 A key consideration in relation to proposals for conversions is the extent to which the immediate setting is enhanced through conversion. In this respect, the conversion should not result in the creation of residential curtilages or other features that would detract from the rural nature of the area and the building, such as porches and openings. Only extensions and alterations that are essential to enable the building to be converted for residential use should be made. It is also recognised that in some cases conversion of buildings in the countryside can help to safeguard heritage assets.

Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing

The conversion of buildings in the countryside for residential use will be permitted where:

a) The building is redundant;
b) The building provides a positive contribution to the landscape;
c) The conversion does not require significant alteration;
d) The design maintains or enhances the structure, form and character of the rural building;
e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;
f) Any impacts on the natural environment are adequately mitigated for;
g) The conversion enhances the immediate setting of the area; and
h) The site is served by an appropriate existing access.





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

Rural Workers Dwellings

5.31 Policy on rural workers dwellings is well established in the planning system. There are a number of rural activities which require full time workers to be accommodated on site or nearby. In particular there are agricultural, horticultural and forestry practices which may require a worker to attend at short notice or to be available during night and day. The affordability and relatively short supply of accommodation in the countryside can mean that there is no suitable housing for such rural workers. Whilst it is important to provide accommodation to meet these needs, it is also important to ensure that this does not result in a proliferation of new dwellings in the countryside. The provision of a rural workers dwelling should therefore only be supported where it is essential to meet the needs of the business.

5.32 Applications will be assessed taking account of the history of the enterprise. Evidence will need to demonstrate whether there are existing dwellings within the site/holding or nearby which could fulfil the need. If any dwellings or buildings on the holding suitable for conversion have been sold on the open housing market this is likely to constitute lack of evidence of essential need. To assess whether the existing business is viable, financial information from the last three years prior to the planning application will be required which show that the business was profitable for at least one of those years.

5.33 Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future. To avoid new isolated market housing in the countryside proposals to remove occupancy restriction conditions will rarely be approved. Where applications are made for the removal of an occupancy condition, evidence will be required to demonstrate that there is no longer a need for the accommodation for either the business or for the wider local area, or to meet needs for affordable housing. Evidence of marketing should be provided. The Marketing Guidance in Appendix E should be referred to where relevant.

Policy SCLP5.6: Rural Workers Dwellings

Proposals for permanent dwellings in the countryside for rural workers will only be permitted where:

a) There is a clearly established existing functional need for a worker to be accommodated;
b) The need could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available for the occupied workers or, could be converted to do so;
c) The need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to a part time requirement;
d) The unit and the rural activity concerned has been established for at least three years, has been profitable for at least one of them, is financially sound and has a clear prospect of remaining so; and
e) The proposed dwelling is sensitively designed, landscaped and located to fit in with its surroundings and of a scale that reflects its functional role to support the agricultural activity.

Where a rural dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently or last employed in local rural employment. Applications for the removal of an occupancy condition related to rural workers will only be permitted where it can be demonstrated that:

f) There is no longer a need for accommodation on the holding/business and in the local area;
g) The property has been marketed to ensure proper coverage within the relevant sector for at least one year at a price which reflects the existence of the occupancy condition; and
h) The dwelling has been made available to a minimum of three Registered Providers operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling, and that option has been refused.

Infill and Garden Development

5.34 Infill development is that which takes place in a gap between existing buildings. Garden development is that which takes place in the garden of an existing dwelling, often to the rear. The Local Plan policies provide for infill development in certain circumstances, and these infill developments provide a valuable contribution to housing supply and the mix and type of housing delivered. This policy relates to the details of the design and siting of infill development, rather than to the principle.

5.35 Infill development can have the potential to harm the character of a streetscape if not carefully designed or if it takes place on unsuitable sites such as those which are too small. In addition, development of backland or garden plots can impact on the landscape if they encroach into the countryside, or can raise amenity issues within built up areas. This issue is recognised in the National Planning Policy Framework which states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy SCLP5.7: Infill and Garden Development

Proposals for infill development or residential development within existing gardens will be supported where:

a) The scale, design and materials would not result in harm to the street scene or character of the area;
b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
d) Existing and proposed dwellings have sufficient curtilage space; and
e) The proposals are otherwise in accordance with the housing policies of the Local Plan.

Neighbourhood Plans are able to set their own policies on this type of development in response to local circumstances.



Housing Mix

5.36 In addition to ensuring a supply of housing land, it is also necessary to ensure that the right size, type and tenure mix of housing built is delivered. The National Planning Policy Framework requires planning authorities to identify the size, type and range of housing required and, furthermore, the National Planning Practice Guidance states that once identified, the housing need should be broken down by household size and type. Specifically, the National Planning Policy Framework requires local planning authorities to plan for a mix of housing including the needs of families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to build their own homes.

5.37 The Strategic Housing Market Assessment for Ipswich and Waveney Housing Market Areas (2017) (SHMA) is a key piece of evidence which identifies the needs for mix and type of housing across the District to 2036.

5.38 The SHMA provides conclusions on the size of property needed in each tenure for the former Suffolk Coastal District as a whole, and this part of the SHMA has been updated in 2019 to reflect the disaggregation of the housing need figure calculated using the national standard methodology. Evidence shows that this varies between tenure, but that overall there is a need for all sizes of property and that across all tenures there is a need for at least 40% to be 1 or 2 bedroom properties. Consultation feedback suggests a relatively high level of demand for smaller properties, particularly those to meet the needs of first time buyers or those looking to downsize. At present, around 30% of all properties in the plan area are 1 or 2 bedrooms, and therefore the need for 40% of new dwellings over the Plan period should not be underestimated. To ensure that smaller properties are delivered, and in particular recognising the issues around affordability and the potential demand for properties for downsizing due to the ageing population, a particular focus on smaller properties has been identified. It should be noted that the requirements in Table 5.1 below relate to need across the former Suffolk Coastal District. It is acknowledged that, depending on the character of the surrounding area, some sites may present a greater opportunity to secure smaller properties and consideration will therefore be given to surrounding densities and character in this respect.

Table 5.1 Plan area wide housing need by size, source: Strategic Housing Market Assessment Part 2 (Update 2019)

Number of bedrooms	Percentage of District wide need[42]
1	12%
2	29%
3	25%
4+	33%

[42] Note, figures do not sum to 100% due to rounding.

5.39 In the former Suffolk Coastal District the number of households in private rented accommodation has increased by 35% between 2001 and 2011. Whilst this increase is lower than that of surrounding authorities, it nevertheless highlights a growing need for rental properties. The SHMA concludes that 16% of housing need to 2036 is for private rented properties.

5.40 There may be circumstances where there is other evidence of local housing needs which may include the Housing Register or a housing needs survey carried out by a Town or Parish Council, Neighbourhood Plan group or other organisation, and this may form a material consideration to be considered alongside the conclusions of the SHMA which sets out the need at the former Suffolk Coastal District level. Any alternative assessment of local need would need to be viewed in the context that new housing development is contributing to the wider need and not just to the needs of the Town or Parish where the development is proposed.

5.41 The SHMA highlights that within the Ipswich Strategic Planning Area the population of those aged over 65 is projected to increase by 46.3% between 2018 and 2036. The East Suffolk Housing Strategy recognises that there are an increasing number of older people living in housing that is too large or is not suited to their mobility needs. It states that there is a need for more housing to be adapted to make it accessible and for more specialist housing for older people, including higher level support for people with severe mobility problems, chronic physical health conditions and dementia. The development of new housing provides an opportunity to design-in such considerations. Provision of smaller, more suitable, accommodation may result in more of the existing larger properties becoming available.

5.42 The Local Plan seeks to address the housing needs of older people in a number of ways. Whilst the unrestricted existing housing stock, in practice, forms part of the supply of future housing for older people the Plan recognises that due to the increasingly ageing population there is a need to ensure that new development provides for housing that will more specifically meet the needs for accommodation for older people. By 2036 it is projected that there will be 40,916 older person households (gross) in the Suffolk Coastal area. The types of accommodation needed for older person households, derived from the Long Term Balancing Housing Markets model and Strategic Housing for Older People tool as referenced in the SHMA, are set out in Table 5.2 below. It is evident that the majority of older people will require general housing.

Table 5.2: Type of accommodation required for older person only households in Suffolk Coastal in 2036 (gross)

	Market			Affordable		
Size of home	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing
1 bedroom	3,163	1,269	253	1,953	749	216
2 bedrooms	8,177	224	17	2,453	65	4
3 bedrooms	15,690	-	-	501	-	-

4+ bedrooms	3,817	-	-	0	-	-
Total in households	30,847	1,493	270	4,907	814	220
Residential care		1,618			747	

5.43 In reflection of the extent of need for older persons accommodation, Policy SCLP5.8 references that housing development over the plan period will contribute to the significant need for accommodation for older people and that all housing development of ten or more dwellings should demonstrate how it will contribute to meeting the needs of older people. It is acknowledged that on smaller sites (below 50 dwellings) the provision of specialist accommodation (sheltered and extra care) is less likely to be feasible and the Council would therefore expect that the needs for older persons housing to be addressed through provision of M4(2) and M4(3) housing and other forms of housing as set out in paragraph 5.49, as part of the housing mix. On larger sites (of 50 or more dwellings) the Council would expect that, in meeting this policy requirement, consideration is given to needs for specialist housing and that this is addressed where feasible.

5.44 Reflecting the opportunities provided by sites to deliver on the wider objectives set out in paragraph 5.50, a number of site allocations within the Local Plan contain a policy criteria specifying that the mix of housing provided should include housing to meet the needs of older people. It is expected that development coming forward on these allocations would, as an integral part of the development, include housing such as the types set out in paragraph 5.49 below and on larger allocations would consider and address needs for specialist accommodation where feasible as part of meeting this requirement.

5.45 The allocations which contain a specific requirement to include housing to meet the needs of older people are:

- SCLP12.3 North Felixstowe Garden Neighbourhood
- SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe (includes a specific reference to bungalows)
- SCLP12.5 Land at Brackenbury Sports Centre
- SCLP12.25 Suffolk Police HQ, Portal Avenue, Martlesham
- SCLP12.29 South Saxmundham Garden Neighbourhood
- SCLP12.33 Land at Woodbridge Town Football Club
- SCLP12.43 Land South of Forge Close between Main Road and Ayden, Benhall
- SCLP12.46 Land behind 15 St Peters Close, Charsfield (includes a specific reference to bungalows)
- SCLP12.49: Land off Laxfield Road, Dennington
- SCLP12.50: Land to the South of Eyke CoE Primary School and East of the Street, Eyke
- SCLP12.51: Land to the West of Chapel Road, Grundisburgh
- SCLP12.57: Land North of Mill Close, Orford (includes specific reference to bungalows)
- SCLP12.58: Land adjacent to Swiss Farm, Otley
- SCLP12.60: Land between High Street and Chapel Lane, Pettistree

- SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin
- SCLP12.68 Land West of B1125, Westleton

5.46 The SHMA includes an assessment of the needs for specialist accommodation for older people (sheltered housing, enhanced sheltered housing and extra care housing) and identifies a need for a total of 1,287 units by 2036. The SHMA also identifies a need for a further 1,118 spaces in Registered Care (nursing and residential care homes) over the plan period. These needs are set out in Table 5.3 below, and have been further disaggregated between market and affordable needs.

Table 5.3: Net need for specialist accommodation in Suffolk Coastal (2016 – 2036)[43]

	Market			Affordable		
	Residential care	Sheltered housing	Enhanced sheltered/ Extra care housing	Residential care	Sheltered housing	Enhanced sheltered/ Extra care housing
Number of units	694	891	247	424	95	53

Traditional forms of provision may not always match modern demands and although the specialist housing market sector addresses a wide variety of needs it is considered that some of this need will be met through the provision of non-specialist housing, and therefore it is important that the mix of housing helps to address these needs. Provision for sheltered and extra care housing and registered care will be secured through larger residential allocations where feasible, as part of a mix of housing types.

5.47 It is expected that the two Garden Neighbourhoods, which form a central part of the strategy of the Local Plan, will deliver an element of specialist housing through reference in the policies to the provision of housing to meet the needs of vulnerable people. Land is also allocated under Policy SCLP12.27 Land rear of Rose Hill, Aldeburgh for the development of a care home alongside residential dwellings. Policy SCLP5.8 supports the provision of sheltered and extra care housing where this incorporates a mix of tenures to meet an identified need. Policy SCLP5.11 Affordable Housing on Exception Sites also provides opportunities for the delivery of affordable specialist accommodation on sites outside of but adjacent or well related to Settlement Boundaries.

5.48 In 2015, the Government introduced two new 'optional' Building Regulations standards relating to accessible dwellings, which set standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessible dwellings (Part M4(3)) which are over and above the minimum requirements[44]. Local authorities can apply these optional standards by incorporating a requirement within their planning

[43] Note that figures may not sum due to rounding

[44] Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.

policies. The SHMA identifies that there will be an increase of 3,120 people over 65 in the former Suffolk Coastal District with a limiting long term illness by 2030. Considered alongside the number of adaptations made annually to the existing stock[45] and the scale of projected growth in population aged over 65, it is considered that there is a clear need for a significant proportion of new dwelling stock to be built to higher accessible and adaptable standards. Such dwellings are not only beneficial to older people but may also help to meet the needs of other groups for example families with young children. Alongside expecting developments of 10 or more non-specialist dwellings to demonstrate how needs for older people are met, the policy therefore requires at least 50% of dwellings in developments of 10 non-specialist dwellings or more to meet the requirements of Part M4(2). This includes developments incorporating specialist and non-specialist dwellings where 10 or more non-specialist dwellings are proposed. In recognition of the types of needs being met by specialist accommodation, the policy expects that all specialist accommodation would meet the requirements for M4(2) dwellings. Whilst the Council will support the development of dwellings built to the wheelchair accessible standard, a requirement for these will not be set as the needs for them will be specific to individual circumstances. This approach also supports the Joint Health and Wellbeing Strategy for Suffolk which identifies the provision of greater choice and innovation in housing for those with disabilities as one of its priorities, and the East Suffolk Housing Strategy which identifies a need for more accessible accommodation.

5.49 In addition to specialist accommodation, there is a range of types of housing that may be particularly well suited to the older population, and which may also help to improve choice in the housing stock across the plan area more generally. The Council will support innovative schemes which seek to create integrated communities and will expect developers to consider whether such types of housing would be feasible depending on the site size and location. Examples of housing types and design which may contribute to providing a mix of housing choices for older people could include those set out below, however it is not the intention that these would routinely be limited to occupation by older people and they may also suit the needs of others. Types of housing which could be suitable for older people include:

- Almshouses – housing provided by charities at a low rent, usually for older people;
- Cohousing – community led schemes whereby residents share some spaces / facilities;
- Bungalows/level access homes, including dormer bungalows provided there is adequate living accommodation (i.e. bedroom(s) and bathroom(s)) on the ground floor;
- Smaller properties, but which have larger than standard living and storage space;
- Provision of shared or smaller garden/outdoor spaces.

5.50 Opportunities should be taken to integrate older persons housing into the community, in order to address potential issues of isolation and to promote inclusivity. For example older persons housing on sites that are well related to schools, community centres or other focal points can help to create integrated communities. The Suffolk Healthy Ageing Needs Assessment (2018) identifies tackling social isolation and

[45] Part 2 of the Strategic Housing Market Assessment shows this to be around 100 per year on average over the past five years, and is consistently higher than the other authorities.

loneliness as one if its recommendations. There is a particular need for older and vulnerable people to have opportunities to access sustainable transport and modes of travel other than the car.

5.51 To ensure that the size of dwellings appropriately reflects the needs identified, the Council will consider the number of rooms and layout of dwellings proposed in determining the number of rooms that could be used as bedrooms.

5.52 Neighbourhood Plans may wish to identify specific localised needs for certain types of dwellings where supported by evidence gathered through a local housing needs assessment which is supported by the Council. There are also other or complementary mechanisms in which communities can deliver the homes needed in the local community, for example through the establishment of a Community Land Trust.

Policy SCLP5.8: Housing Mix

Proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment, or latest equivalent assessment.

New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location, reflecting where feasible the identified need, particularly focusing on smaller dwellings (1 and 2 bedrooms).

To contribute towards meeting the significant needs for housing for older people, proposals for ten or more dwellings should demonstrate how the development will contribute to meeting the needs of older people.

On proposals of 10 or more non-specialist dwellings at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. All specialist dwellings will be expected to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Only in exceptional circumstances would a lower percentage of M4(2) dwellings be permitted. In such circumstances applicants would need to demonstrate that provision is either unfeasible or unviable and that the development incorporates alternative measures to enhance accessibility and adaptability where possible.

Sheltered and extra-care housing will be supported where the scheme incorporates a mix of tenures and sizes to meet an identified need.

Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where this is supported by evidence.

Self Build and Custom Build Housing

5.53 From 1 April 2016, the Self Build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of people who are interested in building their own homes. As part of meeting the needs for a mix of housing types, the National Planning Policy Framework states that planning authorities should plan for the needs of those wishing to build their own homes.

5.54 Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home, to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build. Custom build homes are where a person works with a developer as an individual or a group to help provide their own home. The developer may help to find a plot, manage the construction and arrange the finance for the new home. This is more of a hands-off approach but the home is tailored to match the individual's requirements. Modular construction may be an appropriate form of self-build or custom-build, where this is acceptable in design terms.

5.55 As of November 2018 there are over 250 people on the Suffolk Coastal Self-build and Custom Build Register, and analysis of the Register indicates that a large proportion of the demand is for village and countryside locations, and geographically, where a location is identified, the area around the east of Ipswich, Woodbridge and the Deben peninsula are popular locations. The SHMA identified that across the Ipswich Housing Market Area, 94.7% of those on the Register are interested in a single plot of land to build a home for themselves to live in (or employ someone else to build this home), 28.1% are interested in a group self-build project (where a group of people come together to design and develop a custom build housing development which they then live in) and 19.3% in a developer led custom build (where a developer divides a larger site into individual plots and provides a design and build service to purchasers enabling people to customise existing house designs)[46]. Those on the Self-build Register were also asked about the minimum number of bedrooms they would require in their new home. Some 46.9% of respondents indicated they require three bedrooms, 35.9% require four bedrooms, 15.9% two bedrooms and 1.3% five or more bedrooms.

5.56 Policy SCLP5.9 below sets out the Council's approach to delivering serviced plots across the plan area. As well as requiring all developments of 100 or more dwellings to provide a proportion of serviced plots for self and custom build units, the policy also supports the delivery of solely self build and custom build developments where they are in conformity with the other relevant policies of this plan.

5.57 A key element of self and custom build schemes is the flexibility to design and build homes to individual requirements however it is important that an element of coherence in the design and appearance of the overall site is maintained. As such, where groups of plots are concerned, a design code should be agreed as part of an outline planning permission which establishes design principles to which each plot should adhere. This will also provide greater certainty for self and custom builders that their individual designs will

[46] Note that the percentages do not sum to 100% as people are able to select more than one option.

be granted permission. Design codes can address matters such as building heights; massing; position on plot; plot coverage; materials palette; landscaping; parking; and waste management amongst others.

5.58 Where serviced self build or custom build plots are made available (i.e. the required highways and services are in place) but are not taken up after 12 months, permission may be granted for the plots to be developed by a developer. In such instances, the Council will require evidence to demonstrate that the plots have been actively promoted as self build and custom build plots, in accordance with the marketing guidance contained in Appendix E. The Self Build Register will provide a source of information in relation to potential interest.



Policy SCLP5.9: Self Build and Custom Build Housing

Proposals for self build or custom build plots, or proposals that make a proportion of serviced dwelling plots available for sale to self builders or custom builders, will be supported where in compliance with all other relevant policies of this Local Plan.

Developments of 100 or more dwellings will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots. Once completed and available for development, the serviced plots should be marketed for a period of not less than 12 months, in accordance with the principles set out in Appendix E. If, following this period, any of the serviced plots remain unsold; they may be built out by the developer.

Proposals for 5 or more self build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with planning applications and agreed by the local planning authority.

Affordable Housing on Residential Sites

5.59 High house prices across the former Suffolk Coastal District mean that many people cannot afford to purchase or rent a house on the open market. The Strategic Housing Market Assessment identifies that within the former Suffolk Coastal area median property prices are higher than in the other parts of the Ipswich Housing Market Area.

5.60 The East Suffolk Housing Strategy (2017 – 2023) identifies the affordability of housing as a key challenge and includes an area of focus around having a more proactive role towards supporting the delivery of affordable housing in East Suffolk. The provision of affordable housing through the development of market housing is an integral part of the delivery of the East Suffolk Housing Strategy, including through investing commuted sums into additional affordable homes and achieving on-site affordable homes which provide the right mix of sizes and tenures to meet local need.

5.61 Affordable housing is defined in the National Planning Policy Framework as affordable housing for rent, starter homes, discounted market sales housing and other routes to home ownership which includes shared ownership, relevant equity loans and other low cost homes for sale and rent to buy.

5.62 The National Planning Policy Framework expects the need for affordable housing to be met on-site unless off-site provision or a financial contribution can be justified and where the agreed approach contributes to creating mixed and balanced communities. The NPPF states that affordable housing contributions should only be sought for major housing development (defined as sites of ten dwellings or more in the National Planning Policy Framework).

5.63 The National Planning Policy Framework includes a requirement for major development (defined as that of ten or more dwellings) whereby at least 10% of the homes should be available for affordable home ownership unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. The National Planning Policy Framework states that exemptions should be made where the development is for solely Build to Rent homes, is specialist accommodation for a group of people with specific needs, is self build or custom build, is exclusively for affordable housing or is a rural exception site.

5.64 The Strategic Housing Market Assessment update carried out in 2019 identifies that of the total housing need across the plan area 10.2% should be for social rent / affordable rent, 7.0% should be for shared ownership and 4.6% should be for Starter Homes / discounted home ownership. In recognition that market schemes below 10 dwellings will not need to provide affordable housing, it is appropriate that the proportion required on sites of ten or more dwellings makes a greater contribution to the overall plan area need. The National Planning Policy Framework requirement for 10% of homes on major development to be for affordable home ownership will be considered alongside the conclusions of the Strategic Housing Market Assessment and other evidence of local need on a case by case basis.

5.65 The Strategic Housing Market Assessment, included some analysis of Starter Homes and discounted market housing to identify their potential role in meeting housing needs. The Strategic Housing Market Assessment concluded that these tenures would most likely be suitable for those who currently reside in the private rental sector and concluded that there would be an indicative demand for 390 dwellings in these tenures. The provision of Starter Homes and discounted home ownership should not therefore be made at the expense of shared ownership and social / affordable rent. Further, as Starter Homes are not required to remain as such in perpetuity, policy needs to consider the longer term appropriateness of market housing in locations where Starter Homes are supported.

5.66 In exceptional circumstances where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability. In line with the National Planning Policy Framework, viability assessments will be made publicly available. Guidance on viability assessments is contained in Appendix G. The Council's Whole Plan Viability Study (January 2019) identified a series of site and development typologies that are common across the District. The Study shows that solely flatted developments on brownfield sites may not be viable when meeting the policy requirement for affordable housing. Schemes which propose a mix of unit type, will be assessed as a whole to determine the level of affordable housing to be provided. Where at the planning application stage provision of affordable housing in accordance with Policy SCLP5.10 is considered by an applicant to not be viable the Council would require demonstration of this through a viability assessment following the guidance contained in Appendix G. In determining whether a site has capacity for more than ten units, consideration will be given to the potential developable area of a site and an appropriate density for development that accords with Policy SCLP11.1 Design Quality. The National Planning Policy Framework states that where vacant buildings are being re-used or redeveloped an affordable housing contribution should be reduced by a proportionate amount.

5.67 Local need for affordable housing may be identified through a local housing needs assessment. Developers are encouraged to work closely with the Council's Housing team to ensure appropriate evidence is provided with any planning application.

5.68 Where a contribution towards affordable housing provision is secured, the Council will operate the allocation of this through its Housing remit.

Policy SCLP5.10: Affordable Housing on Residential Developments

Proposals for residential development with capacity for ten units or more or sites of 0.5ha or more will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need, including needs for affordable housing for older people.

Proposals which provide a higher amount of affordable housing than that set out above will also be permitted.

Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.

Provision is expected to be made on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards provision of affordable housing outside of the site.

In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing. The requirement for affordable housing does not apply to developments which are solely brownfield flatted schemes. In schemes with a mix of housing types the affordable housing provision will be assessed as a whole.

Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and viability assessment.

Affordable housing in the countryside

5.69 Limiting development beyond Settlement Boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site' policies which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which wouldn't otherwise be viable if they were competing for land with market housing. This approach is supported by national planning policy.

5.70 Consideration should first be given to whether the need can be met within the Settlement Boundary or on allocated sites. To be supported, the housing proposed on exception sites should relate to an identified local need. The need may be identified through, for example, a community planning exercise or a local housing needs assessment. Developers are encouraged to work closely with the Council's Housing team to ensure appropriate evidence is provided with any planning application. Affordable housing provision on exception sites should have a tenure mix which is reflective of local housing needs identified in the local housing needs assessment.

5.71 In recognition of the fact that Starter Homes are not required to remain as such in perpetuity, they are not considered appropriate on their own on exception sites but may form part of a mix of affordable housing where they would meet an identified local need. A Starter Home is as defined in the Housing and Planning Act 2016.

5.72 The National Planning Policy Framework supports the development of entry level exception sites suitable for first time buyers or those looking to rent their first home, unless the need for such homes is already being met within the authority's area. In accordance with criterion a) under paragraph 71 of the National Planning Policy Framework, such schemes would need to form part of a mix of affordable housing provision as identified within a local housing needs survey.



Policy SCLP5.11: Affordable Housing on Exception Sites

Proposals for the development of affordable housing in the countryside will be permitted where:

a) It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan, or through development within the Settlement Boundary;
b) The scheme is adjacent or well related to an identified Settlement Boundary or a cluster of houses in the countryside (as defined in Policy SCLP5.4);
c) The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need, including needs for affordable housing for older people; and
d) The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement or cluster and not lead to settlement coalescence.

A limited amount of market housing will be permitted as part of affordable housing development in the countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment. The amount of market housing on the site should be no more than one third of the dwellings on the site.

Where Starter Homes are proposed, these should form part of a mix of tenures on the site.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Houses in Multiple Occupation

5.73 Houses in Multiple Occupation (HMOs) which fall within Use Class C4 are defined as 'small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.' Change of use between Use Class C3 and C4 is 'permitted development', although permission may be required for related works so the advice of the Council should be sought. Larger HMOs are classed as 'sui generis' and will require planning permission for change of use. Licenses are also required for all HMOs of 5 or more individuals comprising 2 or more households.

5.74 Proposals for conversion to HMOs usually occur within residential areas in the more urban parts of the plan area. HMOs present issues that distinguish them from residential dwellings (Use Class C3) through the need for additional features including parking areas, bin storage, accesses and windows. Due to the nature of use of such properties, they are usually most suited to locations where there are a good range of services and access to public transport. This is particularly important in relation to parking provision and opportunities to access jobs and services by public transport or by walking or cycling. These will be key considerations where there is insufficient scope for appropriate on-site parking.

Policy SCLP5.12: Houses in Multiple Occupation

Proposals for Houses in Multiple Occupation will be supported within Settlement Boundaries where:

a) There is no adverse impact on the character of the dwelling or the surrounding area;
b) Provision can be made for sufficient parking and where the dwelling is, or can be made to be, accessible to public transport services and main employment and service centres on foot and by cycle; and
c) Any extensions necessary are in accordance with the Council's design policies.

Residential Annexes

5.75 Residential annexes can be important in enabling families to live close to one another but maintain a degree of independent living. In view of the ageing population in the former Suffolk Coastal area, it is expected that the demand for annexes is likely to grow.

5.76 However, in situations where policy would prevent the development of an independent dwelling, it is important that annexes are designed and used in a way which ensures that they are ancillary to the host dwelling and are not able to be used as an independent dwelling. In this respect, annexes should be smaller in scale than the host dwelling and should not have their own separate curtilage or access. Proposals will be expected to demonstrate the way in which the annex has been designed to prevent it being used as an independent dwelling in the future.

5.77 In order to ensure that annexes remain as such and are not sold, let or used as independent dwellings, occupation will be limited by way of a condition or planning obligation in accordance with national policy for planning conditions and planning obligations. The use of such conditions will ensure that annexes are not used as dwellings in locations, or under circumstances, where a new dwelling would not usually be permitted. In particular, the creation of an annex should not lead to the creation of a new home in the countryside that would not be permitted under Policy SCLP5.3. Particular care will be taken in respect of residential annexes to ensure that, through design and/or planning conditions, annexes are not able to be separated from the main building in order to create a separate dwelling. Where an annex is proposed as an extension, its later incorporation into the host dwelling should not lead to the creation of two dwellings.

Policy SCLP5.13: Residential Annexes

An annex to an existing dwelling will be supported where:

a) The annex is smaller in scale and clearly ancillary to the host dwelling;
b) The proposal does not involve the physical separation of the residential curtilage;
c) No separate access is required;
d) The annex is either an extension or is well related to the host dwelling;
e) In the case of a new build annex, it is not feasible to create the annex through an extension or the conversion of an outbuilding;
f) There is sufficient off-road parking; and
g) There is no significant adverse effect on the landscape or visual amenity.

Conditions or planning obligations will be applied to limit occupation to use as an annex and to prevent future use as a separate dwelling in accordance with national policy for planning conditions and obligations. Where an annex is proposed as an extension, it should be designed in a way which will enable it to be incorporated into the host dwelling when no longer required.

Extensions to Residential Curtilages

5.78 In some cases, areas of land which it is intended to incorporate into the gardens of dwellings do not raise any concerns. In other cases, particularly where the proposed extension is into areas of open landscape or agricultural land, this can lead to considerable harm to the landscape and visual amenity, particularly within the Area of Outstanding Natural Beauty. The loss of hedgerows in particular can have a harmful impact.

5.79 The size and scale of the proposed extension should reflect the character of the property and the local area. Retention of boundary features or the use of appropriate landscaping and native species can help to address any potential visual impacts. Permitted Development rights may be withdrawn for the extended area where it is considered that the addition of swimming pools, greenhouses and garden sheds for example could potentially detract from the openness of the landscape or character of the area. Consideration will also be given to the landscape character of the area in terms of Policy SCLP10.4.

Policy SCLP5.14: Extensions to Residential Curtilages

Extensions to residential curtilages will be permitted where:

a) The resulting size of the curtilage reflects the scale and location of the dwelling;
b) They do not result in the removal of an existing hedgerow of native species unless replaced by a similar hedgerow;
c) They do not have a harmful impact on the historic environment, landscape or character of the area, including as a result of developments ancillary to the residential use; and
d) The proposed boundary feature of the extended curtilage is of a form which reflects its location and the character of the area.

In granting planning consent for the extension of residential curtilages, the Council will consider the removal of Permitted Development rights.

Houseboats

5.80 Houseboats contribute to the overall housing stock of the former Suffolk Coastal District and have grown in numbers over the course of time. There currently exists no standard definition for houseboats and no specific over-arching planning guidance for houseboats, although they are considered as a housing group by national planning policy. A houseboat is, forthwith, locally defined as a floating decked structure without a permanent foundation which is designed or adapted for use as a residence and not primarily used for navigation.

5.81 In 2017 a Boat Dwellers Accommodation Needs Assessment was undertaken on behalf of the Council, as part of the Strategic Housing Market Assessment, to estimate the need for additional houseboat moorings in the plan area for the period 2016-2036. The assessment indicated that there are a total of 16 permanent houseboats located in the plan area, but it was recognised that this may be an underestimation. The assessment concluded that there is a need for 17 additional moorings in the plan area for the period 2016-2036.

5.82 However, the estuaries where houseboats are located are sensitive environments and are nationally and internationally protected. Saltmarsh intrusion and poor pump-out facilities are issues that have been highlighted in recent times which could potentially adversely affect the protected European sites in the Deben Estuary. Increased recreational activity can also have an impact upon European sites through disturbance, and the Council is producing a Recreation Avoidance and Mitigation Strategy to set out measures for securing appropriate mitigation. Slipways, jetties and river access points can also create similar issues to that of the actual houseboat, for example by covering of saltmarshes.

5.83 Planning consent must be obtained for:

- A residential boat moored to a new site connected to land that has not previously been used as a berth or to facilitate a berth for a residential boat;
- Alterations to a residential boat that may materially change its external appearance;
- A replacement residential boat on an existing mooring which is substantially different in size and form from the original;
- Construction of, jetties, platforms and sheds (including alterations materially changing the size of such structures).

5.84 Due to the prevalence of houseboats on the Deben Estuary, the Deben Estuary Plan (produced by the Deben Estuary Partnership) provides guidelines for residential boats including in relation to their design and siting and ancillary features. The Plan was endorsed by the former Suffolk Coastal District Council in 2015 and proposals on the Deben Estuary will therefore be expected to demonstrate that they are consistent with the Deben Estuary Plan.

5.85 In addition to planning permission, some works may also require consent from the Marine Management Organisation, the Crown Estate, or Natural England. The advice of the Environment Agency in relation to potential risk from flooding, and the advice of Natural England in relation to the Habitat Regulations will be considered. Works in, under, over or within 8 metres from a fluvial main river and from any flood defence structure or culvert may also require an environmental "Flood Risk Activity" permit from the Environment Agency.

5.86 Sewage disposal has been consistently identified as a problem in the Deben Estuary. In this respect, any proposal involving a new or replacement houseboat or alterations to an existing houseboat that requires planning consent must fully address the matter of sewage disposal.

5.87 Some 'made' Neighbourhood Plans on the Deben Estuary specify policy for houseboats within their Neighbourhood Plan areas, namely Martlesham and Melton. The Council will assist Neighbourhood Plan groups in developing policy for houseboats specific to their area.



5.88 The Council, in consultation with the Deben Estuary Partnership, identified a number of areas of existing houseboats along the Deben Estuary. Maps of the areas of existing houseboats are shown on the Policies Maps. Areas of existing houseboats are identified at Felixstowe Ferry, Martlesham Creek, Woodbridge and Melton.

Policy SCLP5.15: Residential Moorings, Jetties and Slipways

Proposals for new residential moorings, jetties and slipways, and proposals for alterations to and/or replacement of existing residential moorings, jetties and slipways, will only be supported where:

a) They are within an area of existing houseboats identified in the Local Plan, as shown on the Policies Map, and do not result in an expansion of the overall area within which houseboats are located;
b) They will not cause harm to the integrity of European sites or Ramsar sites either on their own or in combination with other uses;
c) They will not result in harm to the visual amenity and/or tranquillity of the estuary; and
d) An adequate means of sewage disposal is provided to the satisfaction of the relevant wastewater provider.

Neighbourhood Plans may include local policies relating to residential moorings.

Residential Caravans and Mobile Homes

5.89 Residential caravans and mobile homes for permanent residential use are acknowledged as a form of housing which contributes to the overall mix of housing, and does make up part of the housing stock within the plan area. However, due to their construction and materials they have the potential to have a more harmful impact on the landscape and character of the surrounding area than traditional homes. Careful siting and screening may help to reduce such an impact.

5.90 It is acknowledged that temporary caravans are often required in the countryside for seasonal agricultural workers.

5.91 In addition to planning permission, a licence is also required in relation to residential caravan or mobile homes sites.

Policy SCLP5.16: Residential Caravans and Mobile Homes

As a residential use, the principal of development of permanent residential caravans and mobile homes will be considered under the relevant policies for housing.

Proposals for residential caravan and mobile home sites will be supported where:

a) They are designed and sited in a way which does not result in a harmful impact on the landscape or on the character of a settlement;
b) Amenity space is provided on site;
c) They are located outside of Flood Zone 2 and Flood Zone 3; and
d) Safe access and space for vehicle manoeuvring can be achieved within the site.

Gypsies and Travellers

5.92 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople. Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:

> *'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*
>
> *In determining whether persons are 'gypsies and travellers' for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*
>
> *a) whether they previously led a nomadic habit of life*
>
> *b) the reasons for ceasing their nomadic habit of life*
>
> *c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.'*

5.93 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:

> *'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'*

5.94 The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney (2017) identifies the former Suffolk Coastal District as 'unique' in the eastern region in that it has a relatively stable population of New Travellers and concludes that there is a need for 15 permanent Gypsy and Traveller pitches[47] over the period 2016 – 2036. This need relates largely to the unauthorised nature of sites on which the existing population of New Travellers reside. The need over the period 2016 – 2036 is set out below.

Table 5.4: Needs for permanent pitches

	Existing provision (2016)	Additional need 2016 - 2021	Additional need 2021 - 2026	Additional need 2026 - 2031	Additional need 2031 - 2036	Total additional need 2016 - 2036
Permanent pitches	0	12	1	1	1	15

[47] Area on a site developed for a family unit to live.

5.95 The Accommodation Needs Assessment identified that the need for 10 of the 15 pitches relates to existing developments being unauthorised. National Planning policy for Traveller Sites sets out the Government's aim to reduce the number of unauthorised developments. In this respect, the Council will engage with the relevant landowners and occupants with a view to establishing a way in which appropriate use of the site can be regularised. On this basis it is identified that over the Plan period there is a need for a further 5 new pitches.

5.96 The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area. The Council is working with other authorities across Suffolk to deliver the need for short stay stopping sites, as set out in the East Suffolk Private Sector Housing Strategy (2019 – 2023).

5.97 The former Suffolk Coastal District also has one, long-established Travelling Showpersons site. The Accommodation Needs Assessment identifies a need for 2 plots for Travelling Showpeople in the plan area over the period 2016 - 2036. The need over the period 2016 – 2036 is set out below.

Table 5.5 Needs for plots for Travelling Showpeople

	Existing provision (2016)	Additional need 2016 - 2021	Additional need 2021 - 2026	Additional need 2026 - 2031	Additional need 2031 – 2036	Total additional need 2016 – 2036
Travelling Showpeople plots	2	2	0	0	0	2

5.98 Proposals for accommodation for those who do not meet the current definition of Gypsies and Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy SCLP5.16 Residential Caravans and Mobile Homes.

Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople

The Council will support the provision of permanent sites for Gypsies and Travellers and Travelling Showpeople, to meet the needs identified through the 2017 Accommodation Needs Assessment as set out below:

a) Provision of 5 new pitches to meet the needs for permanent accommodation for Gypsies and Travellers;
b) Provision of 2 plots to meet the needs for Travelling Showpeople.

The Council will work with other Councils across Suffolk to deliver identified needs for short stay stopping sites, including the delivery of one short stay stopping site within East Suffolk.

Sites for Gypsies and Travellers and Travelling Showpeople will be permitted where:

c) The proposed occupants meet the definition of 'Gypsies and Travellers' or 'Travelling showpeople' as set out in 'Planning Policy for Traveller Sites' (2015) (or subsequent revisions);
d) The site is within, adjacent to or well related to a Major Centre, Town, Large Village or Small Village. Where the requirement for a site is linked to the education or health needs of the occupants the site must be well related to locations where these services are provided;
e) The site is capable of being provided with mains water and adequate sewage/waste disposal provision (including the storage of waste prior to disposal);
f) The site is acceptable in terms of highway safety;
g) The site is designed so as to minimise visual impact on the surrounding area and landscape character, and does not dominate the nearest settled community;
h) The site is not located in flood zone 2 or flood zone 3;
i) Any industrial, retail, commercial, or commercial storage activities to take place on the site must be ancillary to the primary use of the site for residential purposes and must not harm the amenity of occupants of the site or surrounding areas;
j) The scale and range of uses proposed within the site are acceptable in terms of their impact on any existing neighbouring uses; and
k) Where it is intended that a site should be self managed by the occupants, the capacity of the site should not normally exceed 8 pitches.

The Council will work with relevant parties with the aim of reducing the number of unauthorised permanent pitches. Where proposals would contribute towards reducing the number of unauthorised pitches, this will be a factor in decision taking.

Where the proposal is for a Travelling Showpersons site (or extension to an existing site) sufficient space for storage of vehicles and equipment will be provided.

Neighbourhood Plans may allocate sites for Gypsy and Traveller use.

Section 6
Tourism

Area wide criteria based policies



6 Tourism

6.1 The tourism sector is a substantial and important part of the area's overall economy, which brings benefit to the quality of life and the wellbeing of communities. The area succeeds in attracting visitors for a variety of reasons, but the character and appeal of its landscapes, villages and market towns is of fundamental importance.

6.2 Tourism supports businesses, facilities, town centres and community life across the plan area. Destinations throughout the plan area are popular for holidays, overnight stays and with residents of the district, nearby areas and further afield. Sustainable growth in tourism can promote a better understanding and appreciation of the natural, built and historic environment, which in turn will help to maintain these finite resources for future generations.

6.3 Visitors to the former Suffolk Coastal area are attracted by the character, culture, history, festivals, music, art, film, food and drink, clean beaches and spectacular coastline, river valleys, and the outstanding countryside and wildlife found across the plan area. Capitalising on these strengths will enable the area to continue to attract year round tourism trade.

6.4 Tourism is an important part of the economy of the former Suffolk Coastal area, contributing 12% to total employment across the District in 2017. The Suffolk Coastal Economic Impact of Tourism Report 2017 identifies that over 6.3 million tourist trips were recorded generating a total of £325 million total tourism value across the plan area. The Ipswich Economic Area Sector Needs Assessment (2017) identifies that growth is expected to be seen within the 'Hospitality and Leisure' sector of the economy. Tourism is an important part of this sector reflecting both the cultural and natural environment across the plan area.

6.5 The former Suffolk Coastal area offers a diverse range of tourism experiences to satisfy all tastes. The strength of the tourism offering in the peak summer months have created a seasonal tourism environment and it is important to exploit opportunities which support the tourism offer all year round. Weaknesses include low pay and productivity in the sector along with gaps and inconsistencies in the overall offer made to visitors alongside strong competition from other local, national and international locations.

6.6 The East Suffolk Business Plan, the East Suffolk Tourism Strategy and the East Suffolk Economic Growth Plan 2018 strive to build on the strength of the tourism economy and set out aims for increasing visitor numbers outside of the main tourist season including delivering and supporting cultural and sporting events. Supporting the industry is of great importance but it must not be at the expense of the sensitive natural and historic assets and attractions that draw people in to the area.

6.7 Popular tourism destinations include locations within the Area of Outstanding Natural Beauty (AONB), Heritage Coast, forests, estuaries, seaside towns and historic villages. This could result in some places and communities experiencing potential significant adverse impacts such as loss of natural habitats or overcrowding. The Local Plan seeks to reduce these impacts whilst increasing the volume and value of tourism trade and extending the tourist season to support compelling destinations and visitor experiences.

6.8 The Local Plan recognises the Suffolk Coast and Heaths AONB as vitally important to the tourism industry . The 2018 AONB Management Plan identifies the natural beauty, tranquillity and historic assets within the AONB as supporting social wellbeing and the local economy.

6.9 The National Planning Policy Framework encourages development of tourism initiatives in urban and rural locations, provided the character of the countryside is respected, and pollution and other adverse effects on the local and natural environments are minimised. The NPPF encourages the retention and development of accessible local services and facilities. In the plan area tourism uses can support local facilities but it is important to maintain a balance between facilities meeting the needs of visitors and communities. Sustainable tourism, as advocated in the AONB Management Plan, is strongly supported in the implementation of tourism development throughout the plan area, but with particular regard to the AONB and Heritage Coast. Along the Heritage Coast it is important that sustainable tourism is integrated with local economic and community benefits, conservation and enhancement of its unique environment and valuable natural resources.

6.10 The Suffolk Coast Tourism Strategy 2013-2023 further advocates support for sustainable tourism, with a strong reputation for its positive environmental values which attract visitors throughout the year, and encourage effective partnership working to balance the environmental, heritage, economic, and community priorities. The Suffolk Coast Destination Management Organisation (DMO) is the organisation established to manage the improved delivery, co-ordination, facilitation, and monitoring of the key elements of the tourism strategy across the Suffolk Coast, through the development and marketing of the Suffolk Coast area as a visitor destination.



Policy SCLP6.1: Tourism

The Council will seek to manage tourism across the plan area in a way that protects the features that make the area attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals.

Proposals which improve the visitor experience and support opportunities for year round tourism will be supported where increased tourism uses can be accommodated.

Proposals for tourist related development will be determined by the area's capacity for further growth in the following locations:

a) The resorts of Felixstowe and Aldeburgh;
b) Market towns of Woodbridge, Framlingham, Saxmundham and Leiston;
c) The Heritage Coast environment which is of national significance;
d) The Suffolk Coast and Heaths Area of Outstanding Natural Beauty; and
e) Rural areas across the rest of the District.

Applicants will be expected to undertake biodiversity and habitat assessments to ensure that any development of tourism related facilities does not conflict with environmental policies. Where appropriate the Council will support the introduction of local management solutions to address any issues caused by tourism.

Tourism Destinations

6.11 As well as the natural environment, seaside towns and villages in the former Suffolk Coastal area, there are a number of tourist destinations which are popular places for visitors and local residents, including beaches, family attractions, special landscapes, and cultural and heritage assets. The former Suffolk Coastal area is characterised by diverse tourism destinations across the district which integrate experiences around culture, food and drink, artisan and creative products, aviation, military, historical interpretation and education, active recreation and wellbeing.



6.12 Tourism destinations support businesses and jobs in other sectors of the local economy and the Local Plan recognises and supports tourism relationships and opportunities with neighbouring local authorities

including Ipswich and Tendring, for example boat trips, pedestrian and cycle ferries and links between museums, businesses and communities.

6.13 Within established tourism destinations, there are likely to be opportunities for further development or intensification of use over the plan period and it is important that these are realised in a sympathetic way which works for the site as a whole and surrounding area. In this regard, the addition of new buildings, car parking areas, bus routes, cycle facilities, rail infrastructure and pedestrian links will be supported when related to the continued operation of the destination. In sensitive locations across the plan area, proposals will need to be subject to consideration under the Habitats Regulations to ensure that development does not cause any significant adverse impacts.

6.14 Across the plan area there is a comprehensive range of tourism activities provided by organisations, stakeholders and businesses. Some have the benefit of tourist road signage which are coordinated by Suffolk County Council as local Highways Authority, however many more do not benefit from such dedicated signage. Many of these take place within the former Suffolk Coastal area but the area also benefits from attractions outside of the plan area such as Latitude Festival and the County Town of Ipswich, which result in additional visitors to the area and demand on accommodation in the plan area.

6.15 Facilities which broaden the tourist opportunities across the plan area and extend the tourist season will be welcomed where they accord with other policies in the Local Plan. The Suffolk Coast Tourism Strategy 2013-2023 emphasises the need to maximise the appeal, quality and popularity of the countryside, and the market and coastal towns to encourage more off and shoulder season visits for a range of activities.

Policy SCLP6.2: Tourism Destinations

The Council will support proposals for tourism development that contribute to the broad appeal, accessibility and year round nature of destinations across the plan area.

Tourism proposals should be of the highest standard of design and seek to protect and enhance the special character and interest of the destinations and the distinctiveness of the area with particular regard to sensitive landscapes and heritage assets.

Where necessary, applications for new destinations or the redevelopment or extension/intensification of destinations will need to be subject to screening under the Habitats Regulations. Any destinations which would result in significant adverse effects on European sites which could not be appropriately mitigated will not be permitted. A Landscape and Visual Impact Assessment will also be required where the destination is in an area of landscape sensitivity in accordance with the Landscape policies.

Tourism in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Heritage Coast

6.16 The scenic beauty and special landscape qualities that justify the 155 square miles of designated Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) make a significant contribution to the attractiveness of the area to visitors. In this regard it is vitally important that the sensitive landscapes of the AONB are conserved for the future success and public enjoyment of the area, as supported by national planning policy.

6.17 The importance of conserving the Heritage Coast is also outlined in national planning policy. The Council recognises the wider economic benefits that can be brought about through the conservation of the historic environment, bringing significant benefit to local economies and communities.

6.18 National planning policy is clear that major development in designated areas (such as the Suffolk Coast and Heaths AONB and Heritage Coast) should be restricted except in exceptional circumstances and where it can be demonstrated that proposals are in the public interest.

6.19 It is acknowledged in the Suffolk Coast and Heaths AONB Management Plan of 2018 that development of sustainable tourism and Heritage Coast conservation is vitally important to the success of the tourism industry across the AONB. The value of the tourism economy to the AONB was nearly £200m in 2016 and supported over 4,000 jobs. The AONB Management Plan encourages new tourism development in the AONB, provided it is inclusive, sustainable and supports the conservation of the area.

6.20 Tourism can take many forms but within the AONB, the Local Plan will only support developments and proposals which are of a higher standard of design, that reduce the impacts on the environment, by where appropriate, reusing existing buildings and which satisfy the primary purpose of designation, that is to conserve and enhance the special qualities of the AONB. Opportunities for innovative contemporary design are welcomed in appropriate locations within the AONB. The success of the tourism industry and the conservation of the AONB are not mutually exclusive. In this regard a supportive tourism strategy must acknowledge the importance of the scenic beauty and special landscape qualities of the AONB and the benefits associated with collaboration and communication between tourism businesses, visitors, local communities, and the AONB Partnership.

6.21 The Suffolk Coast Tourism Strategy 2013 emphasises the need for continued uptake of the Community and Conservation Fund, operated by the Suffolk Coast and Heaths AONB Partnership, in aiding the conservation of the sensitive landscapes of the AONB through monetary contributions. In this regard, the Local Plan encourages businesses that benefit from the special character of the AONB for attracting visitors, to contribute financially to the Community and Conservation Fund.

6.22 Sustainable tourism is strongly encouraged throughout the former Suffolk Coastal area, and to a greater extent within the AONB and Heritage Coast. Sustainable tourism is defined as tourism development that actively enables the wider environmental objectives of the AONB Partnership. These objectives, as stated in the Suffolk Coast and Heaths AONB Management Plan, are as follows:

- Special wildlife, landscape, seascape and heritage qualities are conserved and meet the needs of people who live, work and visit the AONB;
- Local communities are fully engaged in the care of the area;
- A high-quality landscape and infrastructure exist to support sustainable access of the AONB as a whole.

6.23 Extending opportunities for tourist activities that draw on and are consistent with, the conservation of their heritage features is encouraged.



Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast

Applicants are encouraged to engage with local communities and the Suffolk Coast and Heaths AONB Management Unit in evolving development proposals, with the aim of delivering development that takes an active role in the management of the local area.

Tourism development in the AONB, or its setting and Heritage Coast will be supported where it:

a) Enhances the long term sustainability of the area;
b) Is of a scale and extent that does not have a significant adverse impact on the primary purpose of the AONB designation;
c) Is well related to existing settlements and / or supporting facilities;
d) Avoids, prevents or mitigates for adverse impacts on the natural environment;
e) Supports the conservation and enhancement of the natural beauty and special qualities of the AONB and its setting;
f) Is of the highest design standards and where appropriate reuses existing buildings;
g) Promotes innovative, contemporary design in appropriate locations;
h) Minimises light pollution from artificial light sources and ensures the retention of dark skies;
i) Avoids locations sensitive to the exposed nature of the AONB and Heritage Coast; and
j) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

Tourism Outside the AONB

6.24 Outside of the AONB, the Council is welcoming of tourist enterprises and activities which can complement the tourism industry established in the 'hotspots' across the plan area. The areas outside of the AONB can play a key role in supporting and facilitating the increase of destinations and accommodation across the plan area.

6.25 The East Suffolk Business Plan and the East Suffolk Tourism Strategy both support the focus of tourism across East Suffolk and to establish strong links with neighbouring areas. Encouraging increased tourism opportunities in the less sensitive parts of the plan area will ensure that the overall tourism capacity is increased and tourism spend increases across the plan area and throughout the year.

6.26 Tourism development outside of the AONB should be directed to locations which are well related to the existing settlements and will need to demonstrate good connectivity with existing amenities, services and facilities, and promote walking and cycling opportunities where appropriate.

Policy SCLP6.4: Tourism Development outside of the AONB

Tourism development outside of the AONB will be supported where it:

a) Enhances the long term sustainability of the area;
b) Is well related to existing settlements;
c) Avoids, prevents or mitigates adverse impacts on the natural environment and on local landscape character;
d) Is of a scale that reflects the surrounding area;
e) Is of the highest design standards;
f) Minimises light pollution from artificial light sources and ensures the retention of dark skies; and
g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

New Tourist Accommodation

6.27 Across the former Suffolk Coastal area, tourist accommodation is provided in a variety of forms from large hotels, to small scale bed and breakfast establishments, to caravan and camping parks.

6.28 The Local Plan supports tourism accommodation initiatives that enhance and broaden the choice of accommodation and visitor destination facilities, which promote year round tourism and longer stays. The town centres, seafront resorts and market towns are priority locations for new hotel development followed by other accessible locations within settlement boundaries.

6.29 There is a broad range of self catering tourist accommodation available including camp sites, chalets, log cabins, caravan sites and glamping sites for all year round and seasonal uses. These sites provide a range of permanent and temporary buildings as well as differing in size and location and collectively create a rich and diverse choice of accommodation. It is important that the design of new accommodation ensures that such developments do not conflict with the character of the landscape.

6.30 Providing a diverse range of tourist accommodation across the plan area is desirable and the Council is generally supportive of opportunities that come forward subject to compliance with other policies in the Local Plan. Tourists visiting the area for short or longer periods of time have a positive impact on the viability of local shops and services and support the vitality of local and rural economies. The Local Plan recognises the importance of maintaining vibrant and active local communities particularly during off peak tourism months, as emphasised in the Local Plan consultation responses.

6.31 National Planning Policy supports tourism opportunities in the rural areas which respect the character of the area. The rural parts of the plan area provide a valuable economic and social contribution through increased spend in the local area and the provision of jobs and associated employment as demonstrated in the Suffolk Coastal Economic Impact of Tourism Report 2017. In order to promote the

reuse/redevelopment of existing buildings, the Council will be supportive of proposals which bring these back into use.

6.32 In the interests of sustainable travel, proposals for new tourist accommodation will need to demonstrate good connectivity with tourist destinations, local amenities and promote walking and cycling opportunities.

6.33 The Local Plan seeks to provide a diverse range of accommodation to cater for the tourist demand. Tourist accommodation particularly that which is in permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation will be restricted by planning conditions and/or legal agreements to ensure that these uses can provide all year-round occupation for tourists and are not occupied by a person or persons as their main residence. Restricting occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one person or persons within one calendar year retains these units for the benefit of the tourism economy by providing a range of available accommodation for those wishing to visit the district. The owners/operators of the accommodation will be required to maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.

Policy SCLP6.5: New Tourist Accommodation

Proposals for new tourist accommodation will be acceptable where:

a) The demand or need for tourist accommodation is clearly demonstrated;
b) They are of a high standard of design;
c) They are of a scale appropriate to the nature of the site and its setting;
d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries;
e) Covered cycle storage, proportionate to the size of the site is provided on site;
f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
g) Ancillary facilities to support the tourist uses are provided on the site where required; and
h) Flood adaptation and mitigation measures are included where required.

Tourist accommodation comprising permanent buildings will only be permitted:

- Within the Settlement Boundaries;
- Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary;
- On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or
- Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain.

New tourist accommodation will be restricted by means of planning conditions or obligations in accordance with national policy for planning conditions and obligations which permit holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, plus require a register of all lettings, to be made available at all times.

Protection of Existing Tourist Accommodation

6.34 The existing stock of hotels, guest houses, bed and breakfast businesses and self catering accommodation provide an important role in support of the plan area's economy. Council monitoring in 2018 shows that the former Suffolk Coastal area has over 4000 rooms providing over 7500 bedspaces for tourist accommodation.

6.35 However, this diverse range of accommodation can sometimes come under pressure for conversion into residential properties, particularly in countryside settlements where new residential development is more strictly controlled. In recent times the rise of more flexible tourist accommodation provided through websites such as Airbnb has seen a more diverse range of accommodation being available which supplements the more established provision.

6.36 The Local Plan recognises the importance of maintaining vibrant and active local communities particularly during off peak tourism months, as emphasised in the Local Plan consultation responses. A balance must be made between the need to provide permanent housing for local people and provide tourist accommodation to support the local economy. As such, regard will be given, where the lack of demand for tourist accommodation can be demonstrated, to the vitality of local communities throughout the year.

6.37 The Local Plan therefore needs to set out an approach to protect existing tourist accommodation from conversion to residential use where tourist use may continue to be viable. The policy resists the change of use apart from exceptional cases where an identified lack of demand for tourist accommodation is clearly and satisfactorily demonstrated. As a minimum, planning applications for a change of use will need to provide marketing evidence demonstrating the accommodation has been marketed for a sustained period in accordance with the requirements set out in the Commercial Property Marketing Guidance seen in Appendix E.

Policy SCLP6.6: Existing Tourist Accommodation

Existing tourist accommodation will be protected. Change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no current or future demand for the tourist accommodation.

Marketing evidence must be provided which demonstrates the premises has been marketed for a sustained period of a minimum of 12 months in accordance with the requirements set out in the Commercial Property Marketing information as seen in Appendix E.

Section 7
Transport
Area wide criteria based policies



Source – www.tomandrewsphotography.com

7 Transport

7.1 The Suffolk Coastal Local Plan area has a mixture of urban and rural settlements with limited public transport opportunities in certain parts of the plan area which places a heavy reliance on the private motor car as a form of transport to conduct day-to-day business. Many local roads are single track and unsuitable for conventional public transport and the lack of alternatives increases the use of the private motor car across the plan area. For those residents and visitors close to a range of facilities a bicycle may offer an alternative or additional transport option but this is limited.

7.2 As a result of this, the Local Plan seeks to acknowledge that sustainable transport opportunities are limited and appropriate provision for vehicle parking is required alongside developments and to maintain the viability and vibrancy of the area's town centres, visitor locations and wider communities. The Local Plan outlines strategic ambitions in respect of transport and highways infrastructure in Chapters 2 and 3. Policies in this chapter relate to local and site specific transport issues.

7.3 The Council has prepared a parking strategy and policies as part of Civil Parking Enforcement to be introduced across the District in April 2020. The Parking Plan details the Council's approach to parking management and enforcement, and the Local Plan helps to deliver the objectives through appropriate parking provision and sustainable transport as part of new developments.

Sustainable Transport

7.4 Many areas do not have access to convenient public transport and many local roads are single track and unsuitable for conventional public transport such as buses. This is reflected by the level of household vehicle ownership in the plan area which amounts to 86% compared to a national average of 74% (Census, 2011). Furthermore, approximately 44% of people in the plan area use a car as their primary mode of travel to work compared to a national average of 37% (Census, 2011).

7.5 In order to mitigate the cumulative impacts of growth in the Ipswich Strategic Planning Area on junctions and roads in and around Ipswich, and to promote healthy travel options, a package of transport measures has been identified to reduce vehicle movements. They include:

- Transport infrastructure to encourage and support sustainable modes of transport
- A Bus Quality Partnership
- A Smarter Choices programme
- Review of car parking and pricing strategies
- Review of park and ride strategy
- Junction improvements

Sustainable transport measures will therefore be expected to promote and deliver modal shift in a manner consistent with local strategies.

7.6 The Suffolk Local Transport Plan 2011-2031 sets out priorities to support the growth of businesses, reducing demand for car travel, making efficient use of transport networks and improving infrastructure. The County Council's Rights of Way Improvement Plan complements the Local Transport Plan by identifying changes that will secure an improved network, contributing to its four shared priorities of reducing congestion, accessibility, air quality and safety. In consideration of this, Policy SCLP7.1 encourages and facilitates the use of sustainable transport options where possible, and supports the efficient use of existing transport networks.

7.7 In designing and assessing development proposals, the Public Rights of Way Network should be considered as a means of encouraging physical activity, providing access to the natural environment, supporting tourism, reducing travel by vehicular modes, reducing carbon emissions and (where relevant) aiding recreational avoidance of sensitive sites.

7.8 Travel Plans are required by the National Planning Policy Framework for all new developments that create significant amounts of movement. The purpose of a Travel Plan is to set out measures to facilitate sustainable forms of travel and reduce the use of the private car. This will help to leave a lighter footprint on the environment by enhancing sustainability and will ultimately create better places to live - an action of the Government's 25 year Environment Plan. It is not necessarily the size of the development that triggers the need for such a plan but more the nature of the use.

7.9 The Council will work in partnership with Suffolk County Council as they draft new guidance for Travel Plans. When published the new guidance will be considered by the Council and adopted for use as a material planning consideration if appropriate.

7.10 Travel planning can offer good practice for meeting the requirements set out in this policy for maximising sustainable transport even on sites that do meet the thresholds for a full travel plan.

Policy SCLP7.1: Sustainable Transport

Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.

Development will be supported where:

a) Any significant impacts on the highways network are mitigated;
b) It is proportionate in scale to the existing transport network;
c) All available opportunities to enable and support travel on foot, by cycle or public transport have been considered and taken;
d) It is located close to, and provides safe pedestrian and cycle access to services and facilities;
e) It is well integrated into and enhances the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking;
f) It is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network;
g) It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety; and
h) The cumulative impact of new development will not create severe impacts on the existing transport network.

Development will be expected to contribute to the delivery of local sustainable transport strategies for managing the cumulative impacts of growth.

Opportunities to improve provision of or access to public transport, in rural and urban areas will be supported.

Proposals for new development that would have significant transport implications should be accompanied by a Travel Plan. A Travel Plan will be required for proposals for:

i) New large scale employment sites;
j) Residential development of 80 or more dwellings; and
k) A development that when considered cumulatively with other developments, is likely to have a severe impact on the local community or road network.

In consultation with the Highway Authority, the scale, location and nature of development will be considered in determining how the transport impacts of development should be assessed. As indicative thresholds a Transport Statement will be required for development of 50 -80 dwellings and a Transport Assessment and Travel Plan will be required for developments of over 80 dwellings. Non residential development will be considered on a case by case basis dependent on the volume of movements anticipated with the use proposed.

Vehicle Parking

7.11 The reliance on the car as a primary form of transport in the plan area necessitates the need for provision of adequate, reasonably priced car parking to maintain the viability and vibrancy of town and district centres, as well as resorts and other areas popular with tourists across the plan area.

7.12 Transport and logistics form a very significant part of the local economy. To support the specific needs of this sector, the Council will work with relevant organisations such as Highways England and Suffolk County Council to ensure that needs such as stopping places are provided. Vehicle parking is an important tool for visitor management particularly in relation to tourism across the plan area. The provision of off-street visitor parking, (including multi storey) particularly where it applies to tourism and town centres, will be supported in appropriate locations.



7.13 Some people, either self employed, or as a condition of their employment, are required to take their work vehicle (such as a van or recovery vehicle) home with them. Modern vehicles tend to be bigger than the size of residential garages and parking spaces which means that these are not always suitable or available for parking. Where possible, the Council will encourage larger residential garages and parking spaces in new and renovated residential development to help address this.

7.14 Many modern vehicles are being manufactured with the aim of decreasing carbon emissions. This has led to the increase of low-emission vehicles as a usable and reliable form of transport. Although the concept of low-emission vehicles has been promoted and embraced in urban areas (such as town centre locations, supermarkets or places of work), rural areas have not seen a similar level of uptake. Notwithstanding this, the National Planning Policy Framework promotes the facilitation of low-emission vehicles. Over the plan period, it is anticipated that technological advances could lead to a wider uptake of such vehicles and the Council will support and encourage the facilitation of low-emission vehicles and their ancillary infrastructure needs, such as:

- Passive electric charging (capacity in the connection to the local electricity distribution network and electricity distribution board, as well as cabling to parking spaces).
- Active electric charging (fully installed and ready-to-use charging points):
  - Rapid charging hubs (22-50kw charging power)
  - On-street electric charging (7kw charging power)
  - Off-street electric charging (3kw charging power)

7.15 The level of charging supplied should reflect the standards set out for electric vehicle charging in the 2019 Suffolk Guidance for Parking (or subsequent revisions). However, higher levels of charging power will be supported, if considered appropriate and desirable. Technological advances throughout the lifetime of the

plan may require a flexible approach to be taken when considering low-emission vehicles and charging points in developments.

Parking Proposals and Standards

7.16 The level of parking provision required can be influenced by the location of new development, accessibility to public transport, provision for cyclists and the availability of public and on-street parking. The Local Plan recognises that improvements to public transport can reduce the requirement for parking provision, and have a beneficial impact on 'anti-social' parking, particularly with respect to commuter vehicles. The Local Plan will therefore support all improvements in public transport and sustainable travel options that have a positive impact on existing problems of parking provision and congestion at key 'pinch points'.

7.17 When considering proposals for parking, in order to reduce potential for surface water flooding and for the protection of water quality, sustainable drainage systems should be implemented (SuDS) with permeable surface materials[48].

7.18 As local highways authority, Suffolk County Council published the current 'Suffolk Guidance for Parking' in 2019. The document provides details in respect of vehicle parking standards to be implemented across the county subject to local considerations. Residential standards in the County Council document are presented as minimums and the Local Plan will seek to ensure appropriate parking does not proliferate the parking issues faced by many communities. The visual impact of parking will be considered against relevant policies of this Local Plan including Policies SCLP10.4 and SCLP11.1. The parking standards contained in the Suffolk Guidance for Parking, and any subsequent revisions, should be considered as the principle starting point for development proposals involving parking. Development proposals involving parking that are unable to apply the guidance should provide evidence justifying why the guidance is not applicable to the proposal.



[48] Examples of such can be found in the CIRIA SuDS Manual which details examples of best practice in this regard.

Policy SCLP7.2: Parking Proposals and Standards

The Council will work with partners to ensure that vehicle parking provision is protected and managed to support the economy and sustainable communities. The level of parking provision required will depend on the location, type and intensity of use. Proposals that minimise congestion, encourage sustainable transport modes and reduce conflict between road users across the plan area will be supported.

Proposals involving vehicle parking will be supported where they take opportunities to make efficient use of land and they include:

a) The provision of safe, secure, and convenient off-street parking of an appropriate size and quantity including addressing the need for parking or secure storage for cars, cycles and motorcycles, and where relevant, coaches and lorries;
b) Opportunities to reduce the recognised problem of anti-social parking or potential problems that may arise which impacts the quality of life or vitality of an area for residents and visitors;
c) Appropriate provision for vehicle charging points and ancillary infrastructure associated with the increased use of low emission vehicles; and
d) The incorporation of sustainable drainage systems (SuDS), permeable surfacing materials and means of protecting water quality in drainage schemes should be ensured.

Where proposals involve public transport improvements or re-developments, the Council will encourage the provision of Park & Ride facilities, if appropriate.

Proposals will be expected to have regard to the parking standards contained in the Suffolk Guidance for Parking (including subsequent revisions), excluding the elements of the Guidance related to 'Residential Parking Design', unless other local planning considerations indicate otherwise. Proposals should also accord with both the East Suffolk Area Parking Plan and the Suffolk Parking Management Strategy, or Neighbourhood Plans for the area where applicable.

Section 8
Community Facilities and Assets

Area wide criteria based policies



8 Community Facilities and Assets

8.1 Community facilities and assets are an important part of the social fabric of neighbourhoods and communities. Facilities can include shops, post offices, public houses, medical facilities, police facilities, sports venues, cultural buildings, places of worship and places which promote social interaction and provide opportunities for meetings between people who might not otherwise come into contact with each other. Individually and collectively these provide places for people to meet and socialise as well as valuable services which encourages active communities and fosters a sense of identity and well-being for those who live in and visit the area.

8.2 The National Planning Policy Framework reflects the need to plan positively for and promote the retention and development of local services and facilities which is supported by the Council. Protecting community facilities and assets reduces social exclusion which can be disproportionally influenced by limited access to facilities. The loss of facilities across the plan area could lead to a significant number of residents being socially excluded and have a detrimental impact on community cohesion and the creation of successful communities across the former Suffolk Coastal area.

8.3 Large scale developments provide the opportunity to create places where communities can thrive through the provision of social, recreational, cultural and community facilities to meet the needs of residents and visitors. Ensuring that community facilities and assets enable and support healthy lifestyles across the district is essential and will broaden the variety of provision for all.

Protection of Community Facilities

8.4 The Council considers it is important to retain community facilities across the plan area to both serve the local community and support tourism activities in the area.

8.5 The Localism Act 2011 introduced ‘assets of community value’, providing community groups with the ability to nominate non-residential buildings or land which is important to their community. Once an asset is listed, if the owner decides to sell, within five years of listing, they must inform the local authority of their intention to do so. The community has up to six weeks to express an interest in becoming potential bidders to buy the asset. Once an expression of interest has been received, a further four and a half month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset. At the end of the period, the owner may sell the asset to whomever and at whatever price they choose. However, the listing of an asset does not provide protection against a change of use or redevelopment. This can mean the value of the asset is greater due to its potential to be converted to non-community uses. This can frustrate the ability of the community to raise sufficient funds to purchase the asset.

8.6 The Local Plan also has a role to provide protection to community facilities which have not been identified as assets of community value. These facilities are still important to the local community and help enhance the level of services across the plan area. Consultation responses have highlighted that there is strong support for investigating all potential options before the redevelopment for a non-community use is allowed. The consultation responses also highlighted that the rural areas of the plan area lack adequate facilities which places a greater emphasis on the facilities in the market towns and larger villages in the area.

8.7 However, there is a need for flexibility to allow the change of use or redevelopment in certain circumstances such as lack of community need, lack of viability or re-provision of the building in an equally or more accessible location. In demonstrating that there is no community need for the facility or an alternative community use, evidence should be submitted with a planning application which provides details of consultation with the local community and an analysis of service provision in the locality which demonstrates that accessibility to similar services and facilities will not be adversely affected. Evidence will need to demonstrate that the premises have been marketed in a manner agreed with the Council for at least 12 months for the current use or alternative community facility in line with the requirements of the Commercial Property and Marketing Guidance as detailed in Appendix E.

8.8 The Government periodically amend the General Permitted Development Order which in some circumstances allows some changes of use to take place without the need for planning permission.

Policy SCLP8.1: Community Facilities and Assets

Proposals for new community facilities and assets will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value, will not be permitted.

Proposals to change the use, or redevelop for a different use, a community facility which is not registered as an asset of community value, will only be permitted if:

a) It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;

b) It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance;

Or

c) Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.

Open Space and Recreational Facilities

8.9 The open space and recreational facilities and the continued management of these areas across the plan area are vital for the promotion of healthy communities and active lifestyles for all as well as mitigating the impact of development, and has been emphasised by consultation responses. Open space which is accessible can be provided through formal facilities such as playing pitches and courts, but also through informal spaces such as village greens, woodlands, beaches, and public rights of way which collectively contribute to healthy communities and active lifestyles. Open space such as countryside which provides a visual sense of openness is not included within this policy as normally those areas are not publically accessible, other than on public rights of way.



8.10 Ensuring the appropriate provision and retention of a wide variety of accessible open spaces and recreational facilities is an important role for

the Local Plan, and providing access to these areas is important for people's mental and physical well-being. Open spaces also have a role in helping to support habitat creation, enhancement of biodiversity networks, the aesthetic quality of the public realm and built environment and to manage surface water; improving water quality; enabling conservation/reuse and supporting the mitigation of flood risk.

8.11 East Suffolk is committed to improving the health and well-being of people in the plan area and published a Leisure Strategy in 2014. The Leisure Strategy and the supporting assessments[49] identify existing provision of open space and recreational facilities across the plan area and identify areas of deficiencies.

8.12 The Council supports the provision of open space and recreational facilities (or expansion of existing facilities) across the plan area to encourage active lifestyles and community well-being and this should be delivered alongside new development. The National Planning Policy Framework acknowledges the need for open space and recreational facilities and how these contribute to social interaction and the creation of healthy, inclusive communities. National standards recommended by Fields in Trust promotes a requirement for 2.4 hectares of open space (play areas and playing fields) per 1,000 people which enables residents of all ages to participate in sport and play. East Suffolk uses this calculation as a standard and this is to be continued over this plan period when considering applications for new open space and recreational facilities apart from when local evidence and provision demonstrates the need for an alternative approach.

8.13 Given the age structure of the plan area, proposals which support more specific provision for recreational facilities which are designed to meet the needs of the ageing population will be encouraged alongside those targeted at the wider community.

8.14 As well as the provision of open space and recreational facilities over the plan period, the Local Plan also seeks to protect these spaces from redevelopment unless exceptional circumstances can be demonstrated. This has been strongly encouraged throughout consultation responses regarding the provision and protection of new and existing community facilities.

8.15 To demonstrate whether an open space proposed for development is surplus to requirements, applicants are expected to undertake an open space needs assessment. This should follow the approach taken in the Suffolk Coastal Open Space Needs Assessment and consider the provision of open space with the same use within the site catchment area, alternative open space uses and how the site relates to existing provision for each respective type of open space use in the locality. The contribution an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should be considered as part of an open space needs assessment.

8.16 The National Planning Policy Framework allows local communities through Local Plans and Neighbourhood Plans to identify green areas of particular importance to them for special protection. By designating land as Local Green Space local communities are able to rule out new development other than in very special

[49] Suffolk Coastal District Council Playing pitch/non pitch assessment (2014), Open space assessment (2014), Built facilities assessment (2014).

circumstances which is a stronger test than the Local Plan policy. The Council does not have enough evidence to designate Local Green Spaces across the plan area in the Local Plan but local communities can consider designating areas important to them in Neighbourhood Plans.



Policy SCLP8.2: Open Space

The Council supports the provision of open space and recreational facilities and their continued management across the plan area. Primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community, and also to support the biodiversity, promote effective water management and to enhance the public realm. New residential development will be expected to contribute to the provision of open space and recreational facilities in order to benefit community health, well-being and green infrastructure.

There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

Proposals for development that results in the loss of open spaces will only be permitted in exceptional circumstances where:

a) The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;
b) An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses;

Or

c) The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a suitable location.

Neighbourhood Plans may identify areas of Local Green Space and include policies relating to their protection.

Allotments

8.17 Allotments are valuable community spaces that provide people with the opportunity to enjoy an active and healthy lifestyle and benefit the quality of life of residents across the plan area. They provide opportunities for food production, exercise and community interaction as well as being valuable green spaces which provide habitats for many forms of wildlife alongside the built environment.



8.18 The Council have transferred ownership of land used as allotments to Town or Parish Councils with a legal requirement that these are retained for use as allotments as statutory allotment land. The statutory designation requires these to be retained for use as allotments. Allotments are also provided by community groups and

private landowners but in respect of the Local Plan the land use and community benefit are treated equally. Across the plan area, many settlements benefit from the provision of allotments, although some settlements do not have the same provision.

8.19 Proposals for new allotments will be preferred alongside residential allocations, masterplans for the Garden Neighbourhoods or through Neighbourhood Plans which emerge over the plan period. Alongside the provision of the land for allotments, it is also necessary to ensure that infrastructure associated with this community facility is provided, such as vehicle parking and water supply.

Policy SCLP8.3: Allotments

The Council will encourage the provision of new allotments in order to meet a locally identified demand. Allotments and associated infrastructure should be located in locations well related to the existing community.

The loss of existing allotments to alternative uses will be resisted unless:

a) Evidence shows that there is unlikely to be any future demand for the allotments;
b) Other allotments exist and have the necessary capacity to meet demand; or
c) Alternative provision is made on an alternative site within the settlement which ensures an increase in the overall level and standard of allotments across the plan area.

Digital Infrastructure

8.20 Advanced, high quality and reliable digital infrastructure is essential for modern life in respect of improved economic development and well-being across the plan area. With more facilities being accessed on-line (such as personal banking and shopping as well as to access educational and health services) the need for modern digital infrastructure including mobile and broadband services which are reliable and meet the demands of both residents and businesses is fundamental to sustaining local communities.

8.21 Across the plan area there is a deficit in reliable and high quality digital infrastructure. Currently demands for mobile phone services and broadband are increasing, and across the former Suffolk Coastal area there is a variety of provision with some rural areas experiencing poor service and signal. National programmes supported by the Government are continually being expanded and updated across the plan area. These are expected to continue and increase provision over the plan period as digital technology evolves.

8.22 The East Suffolk Business Plan demonstrates that the Council is committed to supporting the improved delivery of telecommunications across East Suffolk. The Council's Enabling Broadband Programme complements the improvements undertaken by service providers across the plan area. Improving the telecommunications across the plan area has the potential to boost the local economy as well, boosting community well-being and transforming the lives of local residents through improving access to services.

8.23 Service providers are currently rolling out the 4G network supported by the Government across the country. In Suffolk, service providers are working with Government agencies, New Anglia Local Enterprise Partnership and Suffolk County Council to improve provision across the plan area. Technology and infrastructure to support network expansion for the next generation of communications is being trialled in pilot areas nationwide and will provide better coverage in a more concentrated area. Although widespread rollout of the next generation network is not expected in the immediate future, developments that come about in the future should be cognisant of this.

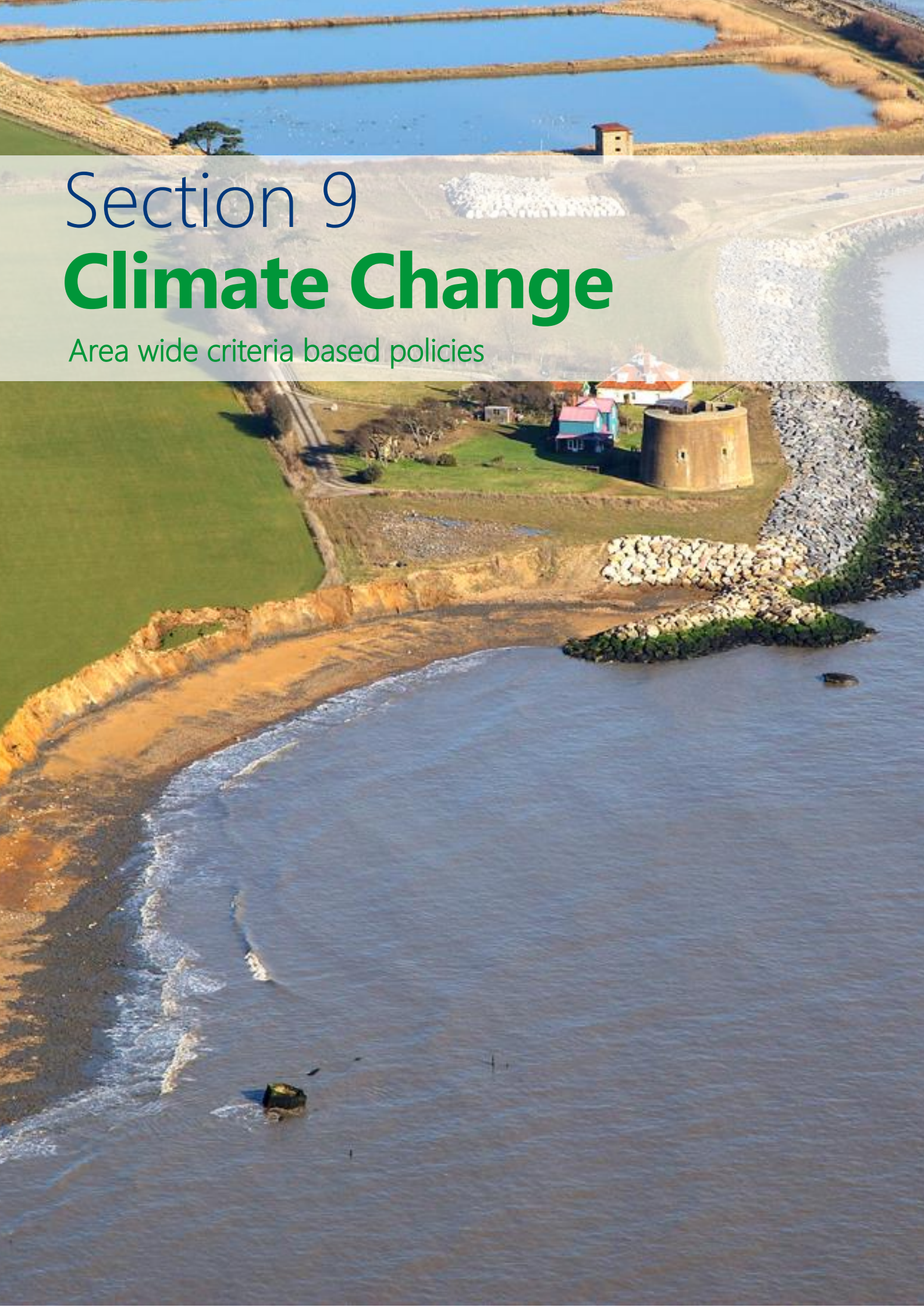
8.24 The Council as local planning authority has a role to play in supporting the provision of digital infrastructure through the consideration of equipment such as masts to improve the overall network. The location and setting of equipment associated with digital infrastructure will need to balance the technical requirements of providing the services against the design and location of such facilities.

8.25 Across the plan area a number of sensitive locations and landscapes are identified and designated. Within these areas the Local Plan requires sympathetic design standards to be achieved and this principal will also apply to the provision of digital infrastructure. For the purposes of this policy, sensitive locations include the Area of Outstanding Natural Beauty, Heritage Coast, Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parklands or features identified in the Landscape Character and Sensitivity Study.

Policy SCLP8.4: Digital Infrastructure

Proposals to improve the provision of digital infrastructure across the plan area will be supported, provided:

a) The siting and external appearance of all equipment does not have a significant detrimental impact on the surrounding area and is sympathetically located while respecting the operational needs of the digital infrastructure network;
b) Equipment installed on buildings is sited and designed to minimise the impact on the external appearance of the building; and
c) Applications are supported by evidence which demonstrates early engagement with relevant digital infrastructure providers and the need for the equipment to be located within that area.



Section 9
Climate Change

Area wide criteria based policies

9 Climate Change

9.1 The National Planning Policy Framework sets out strong measures to address climate change as well as encouraging local planning authorities to set target contributions and promote the uptake of decentralised renewable or low-carbon energy in developments. Transitioning to a low carbon future, encouraging the reuse of existing resources (including conversion of existing buildings), and encouraging the use of renewable resources are measures which are promoted by the National Planning Policy Framework. The Government's recently published 25 year Environment Plan outlines a broader commitment to reduce emissions from 1990 levels by 80% by 2050. The Council will aim to contribute to this wider national commitment to address climate change.

Renewable Energy

9.2 East Suffolk is part of the Norfolk & Suffolk Energy Coast which is part of the wider East of England Energy Zone. The New Anglia Local Enterprise Partnership intends to maximise the energy opportunities in this area. This is an intention that the Council will endeavour to support, where possible. The former Suffolk Coastal area can contribute towards the generation of renewable energy, most notably through biomass and anaerobic digestion schemes, solar panel schemes and wind power, including turbines and landing points to serve off-shore provision. Proposals relating to offshore wind should also take account of relevant policies and guidance in the East Marine Plan.

9.3 The National Planning Policy Framework promotes and encourages schemes that utilise renewable energy resources. This should be in tandem with energy efficiency measures, particularly in any new development, and should be consistent with the need to safeguard residential amenity, the environment and the landscape.

9.4 National planning policy states that Local Plans should consider identifying suitable areas for renewable and low carbon energy development. Local planning authorities should also support community-led initiatives for renewable and low carbon energy taken forward through Neighbourhood Planning. The Government have stated that wind farm developments should only be granted planning permission if the site is identified as a 'suitable area' and the proposal has the backing of the local community. The level of local community support for low carbon and renewable energy proposals will be evaluated in terms of engagement related to planning applications and through the neighbourhood planning processes where applicable.

9.5 Proposals for wind energy and energy from biomass or waste of more than 50MW installed capacity are defined as nationally significant infrastructure projects and are determined by the Secretary of State. Policy relating to such proposals is contained in the National Policy Statement for Renewable Energy Infrastructure. Proposals for energy from waste schemes of less than 50MW will be determined by Suffolk County Council as Waste Planning Authority and policy for such schemes is currently contained in the Suffolk County Council Waste Core Strategy (2011).

9.6 Biomass and anaerobic digestion schemes can provide an important contribution to energy generation, in particular in areas not served by the national gas grid. However, there also exists the potential for such schemes to effect air quality. In this respect, proposals for energy generation from biomass will be supported in principle but particular consideration will be given to air quality impacts, transport impacts, proposals for associated buildings and, where relevant, grid connections.

9.7 Solar panel developments can range in scale from installations on individual buildings to solar farms, and can range in type, from in-built solar panels to mounted solar panels. Solar panel schemes will generally be supported, particularly in new development. Careful consideration will be given to the visual impact in sensitive locations including through design, siting and, where possible, natural screening.

9.8 In respect of wind power, much of East Suffolk's environment is a sensitive one and needs protection. Given the national and local recognition of the need to transition to a low carbon future, the option of resisting wind power generation entirely is not appropriate. The Local Plan will encourage onshore wind within the mix of the generation of renewable energy, most notably to serve local communities. Although generally encouraged, proposals will need to ensure they do not adversely affect the high quality landscape, natural beauty and special qualities of the Suffolk Coast and Heaths AONB, wildlife populations or habitats and avoid noise pollution across the former Suffolk Coastal District.

9.9 Reflecting the policy in the National Planning Policy Framework, applicants for wind energy development of one or more turbines will be expected to demonstrate how the local community has been involved in developing proposals and that the submitted scheme has the support of the local community. Where Neighbourhood Plans are produced, the opportunity exists to obtain local community support in the identification of suitable areas for renewable energy as part of the Neighbourhood Plan process. The Council aims to undertake a Supplementary Planning Document related to low carbon and renewable energy development, following completion of this Local Plan, to support this process.

9.10 Due to the potential for impacts on the landscape, the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018), and any subsequent iterations, should be consulted when evaluating the landscape and visual impact of low carbon and renewable energy development. The cumulative impact of energy proposals could have potentially significant impacts on the East Suffolk countryside and the Council will be working closely with Government and other agencies to ensure issues related to the National Grid are considered comprehensively and not incrementally.

9.11 As not all renewable and low carbon energy installations require planning permission it is not always possible to monitor renewable energy capacity accurately. Therefore, actual installed capacity is likely to be higher than reported in the Authority Monitoring Reports.



Policy SCLP9.1: Low Carbon & Renewable Energy

The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community-led. In identifying suitable areas, consideration should be given to the criteria listed below:

a) They can evidence a sustainable and, ideally, local source of fuel;
b) They can facilitate the necessary infrastructure and power connections required for functional purposes; and
c) They are complementary to the existing environment without causing any significant adverse impacts, particularly relating to the residential amenity, landscape and visual impact, the natural beauty and special qualities of the AONB, transport, flora and fauna, noise and air quality, unless those impacts can be appropriately mitigated.

The Council will support low carbon and renewable energy developments, with the exception of wind energy schemes, where they are within an area identified as suitable for renewable or low carbon energy or satisfy the above criteria. Wind energy schemes must be located in an area identified as suitable for renewable or low carbon energy in a Neighbourhood Plan.

When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.

Sustainable Construction

9.12 Buildings are no longer viewed as products of construction and engineering, but as products of place-making and design that reflect the environment in which they are situated. This is proven by the fact that sustainable construction does not solely relate to the physical structure of a building, it also relates to other aspects such as transport, waste and water management and in some cases, ecological value. Therefore, comprehensive sustainable construction that appropriately incapsulates the values of sustainability will be strongly supported by the Council. This will help to achieve the concept of 'environmental net gain' promoted in the Government's 25 year Environment Plan. Sustainable construction methods can also help to reduce the running costs of housing, helping to contribute towards objectives of improving the affordability of housing.

9.13 Sustainable construction methods, water efficiency standards and the energy consumption of buildings are largely controlled by Building Regulations. However, the Council is still able to require lower energy and water usage in new developments.

9.14 From October 2015, local planning authorities can require higher 'optional' Building Regulations standards to be met. For water efficiency the Government has introduced an optional technical standard that requires new housing to go further than Building Regulations and be designed to consume 110 litres/person/day, as opposed to 125 litres/person/day. The Environment Agency have identified East

Anglia as an area of 'serious water stress' and the Anglian Water Resources Management Plan (2015) identifies lowering demand as one way in which this can be addressed. Requiring the optional standard to be met will contribute towards lowering demand for water use.

9.15 In the interests of mitigating climate change and to help achieve the objectives of the Suffolk Climate Action Plan, the Council will also implement higher energy efficiency standards and will expect all new developments of more than 10 dwellings to achieve a 20% improvement in C02 emissions performance above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations. Coastal development proposals should also take account of Policy CC2 of the East Marine Plan when minimising emissions. Higher energy efficiency standards need not be met if they amount to maladaptation, for example, designing buildings to maximise solar gain in winter without addressing the implications for overheating in summer.

9.16 For all non-residential development, the Council will expect compliance with BREEAM standards. BREEAM is a tool that allows the owners, users and designers of buildings to review and improve environmental performance throughout the life of a building. The Council expects all non-residential development to comply with these standards, as detailed in Policy SCLP9.2, to mitigate further against climate change.

9.17 Improved energy efficiency and a reduction in CO2 emissions in buildings can be achieved through various means including orientation, siting, photovoltaics and heat pumps. The Council supports viable and permissible methods of improving energy efficiency and reducing CO2 emissions in buildings.

9.18 The Council is mindful that local sustainable construction requirements lead to increased costs and may impact upon development viability (in this context defined as what is practical and affordable). On this basis and in exceptional circumstances where the additional costs attributed to achieving sustainable construction standards represent the overriding factor in preventing the site from being delivered, the Council will be prepared to consider detailed information on the viability of a particular scheme, where justified, to alter the sustainable construction requirements. The viability information must be compiled in line with viability guidance contained in Appendix G.

9.19 In order to allow for higher energy efficiency standards to be achieved, a meaningful proportion of the energy consumed by new builds or conversions should be provided from an on-site renewable source. The meaningful proportion should be considered on a case-by-case basis. Locally sourced, reused and recycled materials should also be used in the construction of new builds or conversions, where practicable. Where possible, circularity should be considered – that is the materials used in construction and the ability to deconstruct and reuse post use. Waste arising from construction itself should be minimised, where possible.

9.20 Major developments in particular, will have greater opportunities to incorporate high build standards due to economies of scale. Provision should also be made for 'environmental net gain' from new or conversion development, including infrastructure developments. Considering the fact that the principle of 'environmental net gain' is strongly promoted in the Government's 25 year Environmental Plan, this should be considered an imperative provision in new or conversion development, including infrastructure developments.

9.21 In recognition of the potential for conflicts between achieving sustainable methods of construction and conserving and enhancing the historic environment, Historic England's guidance relating to the application of the Building Regulations should be consulted when evaluating the energy efficiency of historic and traditionally constructed buildings.

9.22 As evidence of sustainable construction compliance for all new dwellings, the Council will require the submission of an interim compliance report prior to development commencement. A final compliance report will be required to be submitted upon development completion. This should be compiled in line with advice provided in the Building Regulations.

9.23 In order to demonstrate compliance with BREEAM standards, developers will be required to submit Design Stage Assessments and Post Construction Reviews, carried out by a qualified BREEAM assessor (as appropriate), for all planning applications for qualifying development.

Policy SCLP9.2: Sustainable Construction

All new developments of more than 10 dwellings should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations. Exceptions should only apply where they are expressed in the Building Regulations or where applicants can demonstrate, to the satisfaction of the Council, that it is not viable or feasible to meet the standards.

All new residential development in the plan area should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day. The use of locally sourced, reused and recycled materials, along with on-site renewable energy generation are encouraged in order to achieve environmental net gain in new build or conversion developments. Development proposals are also encouraged to set out measures for minimising waste arising from the construction process.

All new non-residential developments of equal or greater than 1,000sqm gross floorspace are required to achieve the British Research Establishment Environmental Assessment Method 'Very Good' standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.

Proposals should improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings.

Coastal Management policies

9.24 The coastal zone is a distinct part of the former Suffolk Coastal District containing a diverse range of interests such as Areas of Outstanding Natural Beauty, internationally and nationally important environmental areas, tourism destinations, Sizewell nuclear power plants, offshore wind infrastructure, Felixstowe Port, the largest container port in the UK, and some of the most productive arable land in the

UK; playing a vital role in creating area-wide economic growth and tourism opportunities. However, this diverse and dynamic coast has the ever present threat of both coastal erosion and coastal flooding.

9.25 The Suffolk coast is known to be one of the fastest eroding areas in Europe and is vulnerable to major storm surges. These factors make it necessary to actively manage the coastal zone to ensure it is resilient[50] in the face of coastal change, by incorporating the holistic principles of Integrated Coastal Zone Management into coastal policies. In this respect, the Council will work closely with coastal communities and other Risk Management Authorities such as the Environment Agency, the Marine Management Organisation, and Natural England. The Council also recognises the importance of partnership working and will continue to work with coastal and estuary partnerships going forward.

Coastal Change Management

9.26 Land affected by physical change to the shoreline through coastal erosion, coastal landslip or permanent inundation is defined in the National Planning Policy Framework as a Coastal Change Management Area. The boundaries are based on coastal erosion estimates and assumptions, with information taken from the current Shoreline Management Plans. The Shoreline Management Plans are integral to the formulation of planning policy and act as the primary evidence base for the policy in this area. Shoreline Management Plans reflect the long term intent of management towards coastal change in the form of epochs or time periods up to 2025, 2055 and 2105.

9.27 The current Shoreline Management Plan for the Suffolk coast was prepared between 2007 and 2010. However, it is recognised by all Risk Management Authorities that there is a need to regularly review and update key information within the Shoreline Management Plan on erosion and flood risk. The approach to defence management may change, which may change the delineation of the Coastal Change Management Areas. This policy affords a level of flexibility to allow for consideration of changes in the evidence base over the plan period. To help inform responses to coastal management proposals on the Areas of Outstanding Natural Beauty, specialist advice is available and should be consulted.

9.28 Infrastructure such as access roads and pipelines needs to be fully considered when delineating Coastal Change Management Areas. This can lead to properties that are not within a Coastal Change Management Area becoming inaccessible when an access road, for example, is lost to coastal erosion. It is the aim of the Council, going forward, to fully consider the existing infrastructure and topography of an area when delineating a Coastal Change Management Area and evaluating sites for rollback.

9.29 National planning guidance suggests that new permanent residential structures are not permitted in a Coastal Change Management Area. Therefore, the Council will continue to implement this policy.

9.30 Although Coastal Change Management Areas exist to highlight where rates of shoreline change are significant over the next 100 years and new residential development is generally avoided in these areas, there are some cases where development exceptions are permitted. Temporary or seasonal developments

[50] Resilience accepts, and as a result works with, rather than against, natural processes.

or extensions to properties are often considered as exceptions, subject to certain assessments. The Council will aim to facilitate appropriate development in the Coastal Change Management Area and to divert inappropriate development away from the Coastal Change Management Area. Policy SCLP9.3 details development considered appropriate in the Coastal Change Management Area.

9.31 Coastal Erosion Vulnerability Assessments are the primary means of assessing the coastal erosion impacts of proposed developments in and within a specified distance landward of the Coastal Change Management Area. The Coastal Erosion Vulnerability Assessment should consider the management proposals for the coastline and the likelihood of investments being made and the risk of erosion impacting upon the development in light of these factors. The assessment should be undertaken by the developer to demonstrate that the development will not be at risk from coastal change for the lifetime of the development or at risk as a result of the expected life of relevant coastal defence. In this regard, the assessment should comply with policy CC1 of the East Inshore and Offshore Marine Plans. The assessment will also need to demonstrate that the proposed development will not increase the risk of erosion (e.g. from surface water run-off). It is considered essential to liaise with the Council's Coastal Management team in carrying out this assessment.

9.32 There currently exists a 30 metre risk zone landward of areas identified as Coastal Change Management Areas in order to ensure that developments take account of the coastal erosion risk in the general vicinity. Added to this, the Council will implement a 30 metre risk zone landward of areas where the intent of management is to Hold the Line (HTL) and where, consequently, no Coastal Change Management Area has been identified. This is to ensure that access to coastal defences is not inhibited by new and/or replacement development. However, this measure should not be used in such a manner that precludes development from coming forward.

9.33 Where known geological information demonstrates that soft cliffs[51] located behind coastal defences are likely to adversely affect the capacity of said defences, a Coastal Erosion Vulnerability Assessment should be considered. As a starting point, development up to 60 metres landward of coastal defences should consult the Council's Coastal Management team as to whether or not a Coastal Erosion Vulnerability Assessment is required. This will allow for greater consideration of both coastal erosion and the threat of soil degradation when considering proposed developments in defended areas.

9.34 The National Planning Policy Framework requires the delineation of the Coastal Change Management Area to be informed by, amongst many other things, Estuary Plans. It is the intention of the Council to expand the boundary and principles of Coastal Change Management Areas to the estuaries of the plan area in order to fully address coastal change along the Suffolk coastline which, by law, extends to the mean low water mark in the estuaries. This will involve consideration of both the Deben and Alde & Ore Estuary

[51] Soft cliffs are formed in less resistant rocks such as shales or in unconsolidated materials such as boulder clay; being unstable they often form less steep slopes and are therefore more easily colonised by vegetation. Soft cliffs are subject to frequent slumping and landslips, particularly where water percolates into the rock and reduces its effective shear strength (JNCC, UK Biodiversity Action Plan Priority Habitat Descriptions, 2016).

Plans and will be undertaken as part of any review to the Shoreline Management Plan which ultimately identifies the Coastal Change Management Areas.

9.35 Coastal Squeeze is the term used to describe habitats on the coast that are 'squeezed' between man-made barriers, such as river walls, sea walls and farmland, and an eroding coast. In a natural system, areas of saltmarsh or shingle 'move' inland as sea levels rise, and the animals and plants that depend on them migrate with the habitat.

9.36 Realignment is one answer to the problems caused by coastal squeeze because it gives the coast room to evolve. This can be done in both a managed and unmanaged way. An example of this being the construction of walls inland of historic defences to protect land and property behind them, while in front, natural processes take over and saltmarsh, for example, is allowed to develop. Innovative approaches such as this that are in keeping with the natural processes of the coastline will be supported, where appropriate, by the Council.



Policy SCLP9.3: Coastal Change Management Area

The Coastal Change Management Area is identified on the Policies Map. Reputable and scientifically robust evidence that emerges over the lifetime of this plan which effects the delineation of the Coastal Change Management Area should be considered when applying this policy.

Planning applications for all development within and 30 metres landward of the Coastal Change Management Area and within and 30 metres landward of areas where the intent of management is to Hold the Line, identified on the Policies Map must be accompanied by a Coastal Erosion Vulnerability Assessment.

In areas of soft cliff located up to 60 metres landward of coastal defences where known geological information indicates that the capacity of coastal defences are likely to be adversely affected by development, a Coastal Erosion Vulnerability Assessment should be considered.

In parts of the Coastal Change Management Area expected to be at risk from change within a 20 year time horizon, only temporary development directly related to the coast, for example beach huts, cafes, car parks and sites used for touring caravan and camping will be permitted.

In parts of the Coastal Change Management Area expected to be at risk from change beyond a 20 year time horizon, other commercial and community uses will be permitted providing they require a coastal location and provide economic and social benefits to the local community.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works reflect the management approach for the frontage presented in the relevant Shoreline Management Plan and/or endorsed Coastal Strategy, and there will be no material adverse impact on the environment, including exacerbation of coastal squeeze.

Proposals for new or replacement estuary defence schemes will only be permitted where it can be demonstrated that the works reflect the management approach for the frontage presented in the endorsed estuary plans/strategies, and there will be no material adverse impact on the environment, including exacerbation of coastal squeeze.

Essential infrastructure, including transport infrastructure, utility infrastructure and wind turbines will only be permitted in the Coastal Change Management Area where no other sites outside of the Area are feasible and there is a management plan in place to manage the impact of coastal change including their future removal and replacement.

Planning permission for all development within the Coastal Change Management Area will be time-limited according to the risk identified in the Coastal Erosion Vulnerability Assessment.

Adapting to a Changing Coast

9.37 The Council recognises that the coast will change and there are both properties and infrastructure at risk. Coastal adaptation is generally considered as a response to coastal change, and can be defined as *'making changes to prepare for and negate the effects of climate change, thereby reducing the vulnerability of communities and ecosystems. By adapting to cope with the effects of climate change, communities, enterprises and institutions can build up their climate change resilience' (Action on Climate Today).*

9.38 This approach is being pursued in coastal locations worldwide, and it is through the initiative of both coastal stakeholders and communities that the Council aims to achieve effective coastal adaptation in Suffolk.

9.39 Facilitating coastal relocation[52] or rollback[53] has been one of the main approaches undertaken to implement coastal adaptation in the East Suffolk area in recent years. The Council will continue with the exception policy of facilitating rollback or relocation for sites under threat from coastal erosion which demonstrates that the Council is able and willing to adapt to coastal change. In doing so, the Council will aspire to long term thinking in affecting this approach in order to properly and effectively prepare for coastal adaptation, and to allow communities to thrive in their coastal locations.

What is Currently Anticipated to be at Risk?

9.40 Suffolk has some of the fastest eroding coastline in Europe. Over the next 20 to 100 years there is the potential for properties, agricultural land and conservation land in some of our more vulnerable areas to be considered 'at risk' or lost to increased coastal erosion.

Taking a Proactive Approach

9.41 The Council aims to take a proactive approach in dealing with loss of land and/or property to coastal erosion by encouraging rollback or relocation before the land or property is lost.

9.42 The National Planning Policy Framework states that Local Plans should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. The National Planning Practice Guidance advises that either formally allocating land in a Local Plan or allowing for relocation where planning permission would normally be refused are two ways in which this can be achieved. The Council considers it feasible, in this respect, to relocate and replace agricultural buildings that are required to meet the essential needs of an agricultural development.

9.43 In order to benefit from the exception rollback or relocation policy, properties must be at risk from erosion within a 20 year period. This enables property owners to take a pro-active approach to relocate to an alternative location well before erosion becomes an imminent threat. In order to maintain the

[52] An approach of allowing relocation to areas where development would normally be refused planning permission (NPPF).

[53] Rollback of assets inland away from the risks posed by coastal change (Coastal Change Pathfinder).

sustainability of coastal settlements, relocation should take place close to the existing community, where possible. Relocation of residential properties should also be to land which is outside of the Coastal Change Management Area. Alternative land uses within Coastal Change Management Areas that contribute to the sustainability of coastal communities and also reduce the risk of the development being adversely impacted by coastal erosion are encouraged. Such uses will be evaluated on a case by case basis.

9.44 It is important to ensure decisions with long-lasting consequences do not create obstacles for future adaptation, known as avoiding 'lock-in'. As an example, siting new buildings and infrastructure in low flood risk areas where possible, will have a long term benefit. Therefore, it is important to consider both flood risk and coastal adaptation policies concurrently when evaluating development on the coast.

Policy SCLP9.4: Coastal Change Rollback or Relocation

Proposals for the relocation and replacement of community facilities, commercial, agricultural and business uses affected by coastal erosion will be permitted in the countryside, provided that:

a) The proposed development replaces that which is within the Coastal Change Management Area as identified on the Policies Map and is forecast to be affected by erosion within 20 years of the date of the proposal;
b) The new development is located at an appropriate distance inland with regard to Policy SCLP9.3 on the Coastal Change Management Area;
c) The new development is in a location that is accessible to the coastal community from which it was displaced; and
d) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

Proposals for the relocation and replacement of dwellings affected by coastal erosion will be permitted in the Countryside where:

e) The development replaces a permanent building which is within the Coastal Change Management Area as identified on the Policies Map and is forecasted to be affected by erosion within 20 years of the date of the proposal;
f) The relocated dwelling should be in a location which exhibits a similar or improved level of sustainability with respect to access to services and facilities as the original dwelling;
g) The relocated dwelling is outside of the Coastal Change Management Area as identified on the Policies Map; and
h) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

Flood Risk & Holistic Water Management

9.45 The Council, in its capacity as a Flood Risk Management Authority, ensures that flood risk related to development is effectively managed through the planning system, and have the power to carry out flood risk management works on ordinary watercourses and works on coastal defences. Other Flood Risk Management Authorities include Suffolk County Council, the Environment Agency, Internal Drainage Boards and Water and Sewerage Companies. The responsibilities of each Flood Risk Management Authority can be seen here: https://www.gov.uk/guidance/flood-risk-management-information-for-flood-risk-management-authorities-asset-owners-and-local-authorities#managing-flood-risks-who-is-responsible

9.46 The low-lying nature of the coastline means that Suffolk is no stranger to flooding – flood events over the last few generations have resulted in infrastructural damage and, in some cases, loss of life. Flash flooding, estuarine and coastal flooding, partly induced by climate change, have been the main cause of this. The Council will work with flood risk stakeholders to lessen the impacts of flooding going forward by recognising and assessing the flood risk, mitigating against it and providing resilience measures to alleviate it. Working together with communities and stakeholders, the Council will look to help combat flood risk, particularly in coastal areas where national funding for flood protection is limited.

9.47 Government guidance advocates various flood risk assessments and approaches to guide new development to areas with the lowest probability of flooding. Notwithstanding this, it is appreciated that development in areas at some risk of flooding is sometimes unavoidable, as many of the towns in the Local Plan area such as Aldeburgh, Woodbridge and Felixstowe are located in high risk areas. To address this, mitigation will be required to ensure no net increase in the risk of flooding.

Addressing Flood Risk across the District

9.48 The National Planning Policy Framework requires Local Planning Authorities to prepare a Strategic Flood Risk Assessment to inform the Local Plan. A Strategic Flood Risk Assessment has recently been completed for East Suffolk and has identified areas at risk from flooding both now and in the future after taking climate change into account. This includes flooding models prepared by the Environment Agency as well as modelling from other Risk Management Authorities, which helps to attain the most up to date understanding of risk.

9.49 The Strategic Flood Risk Assessment should be used in assessing the flood risk of new development proposals. All sources of flooding should be considered including surface water flooding and flooding from sewers.

9.50 National planning policy seeks to mitigate the risk of flooding by restricting vulnerable new development within areas at risk from flooding. It does this by requiring development proposals in areas at risk from flooding to be subject to a sequential test where it has to be proven there are no suitable areas of land with a lesser risk of flooding and an exception test which identifies sustainability benefits of development and ensures the development is safe for its lifetime.

9.51 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving:

- Sites of 1 hectare or more;
- Land which has been identified by the Environment Agency as having critical drainage problems;
- Land identified in a Strategic Flood Risk Assessment as being at increased flood risk in future;

Or

- Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

9.52 Reflecting the conclusions of the Habitats Regulations Assessment, project level flood risk assessment should also consider any potential risks of flooding to designated European sites.

9.53 If development is to be constructed with less vulnerable uses on the ground level, covenants need to be put in place to prevent future alteration of these areas to 'more vulnerable' uses without further consideration of the associated flood risk.

9.54 The Shoreline Management Plan proposes various management approaches such as 'managed realignment' and adaptation measures. This method of actively managing the shoreline allows for, or creates, conditions for the coast to move. An example of this would be to relocate a linear flood defence back from the active coastal zone to a more secure long term position and, therefore, allow the shoreline to re-adjust naturally. It can bring benefits including the creation or recreation of valuable and threatened inter-tidal habitats as well as more robust flood defence for the community, but may result in the loss of some agricultural land and, in a number of limited cases, property. If it is not carefully managed it could have a major impact on the economic and social infrastructure, as well as the everyday operation of communities.



9.55 The Local Plan will need to take account of any review of the Shoreline Management Plan. It may be necessary to ensure that development to be permitted in areas at risk from coastal erosion or flooding by the sea is proportionate to the level of risk.

9.56 Developments should be designed to incorporate natural flood management measures that sustainably utilise natural capital, in line with the Natural Capital Committee's advice. By working with natural processes, we can better protect ourselves from hazards such as flooding. Natural flood management involves the use of a variety of measures including tree planting, river bank

restoration, building small-scale woody dams, reconnecting rivers with their flood plains and storing water temporarily on open land. Of course, such measures should be complementary of traditional flood defences in the interests of integrated flood management. However, where flood risk measures result in significant depreciation of natural capital, the creation of compensatory natural capital will be required.

Policy SCLP9.5: Flood Risk

The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.

Proposals for new development, or the intensification of existing development, will not be permitted in areas at high risk from flooding, i.e. Flood Zones 2 and 3, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor). These include the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment that addresses the characteristics of flooding and has tested an appropriate range of flood event scenarios (taking climate change into consideration). This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; identification and provision of surface water exceedance routes; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere, including sewer flooding.

Developments should exhibit the three main principles of flood risk, in that, they should be safe, resilient and should not increase flood risk elsewhere. In this respect, single storey residential developments will not be permitted in areas of high risk of flooding within or outside Settlement Boundaries.

Developments are encouraged to include natural flood management measures that complement existing flood defences if pre-existing flood defences are in place, in the interests of integrated flood management.

Any new flood risk measures that result in significant depreciation of natural capital will be required to create compensatory natural capital.

Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:

a) There are no alternative available sites appropriate for the proposed use within the Neighbourhood Area;
b) The development provides sustainability benefits which outweigh flood risk; and
c) Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime and the lifetime of the relevant flood defence.

Sustainable Drainage Systems

9.57 It is important to ensure that new development does not impede flood flows, reduce flood storage capacity, or exacerbate problems of flooding in areas downstream through an increase in run-off from impermeable surfaces such as roofs and paved areas. A common way of achieving this is through use of sustainable drainage systems (SuDS). Sustainable drainage systems can take up large areas of land on development sites and therefore significantly influence the layout through good design which responds to built, historic and natural surroundings.

9.58 Sustainable drainage systems should be integrated into the green infrastructure provision on the site and complement the overall landscaping scheme of the site. They should not be surrounded by palisade fencing and where restrictions to access are required due to safety considerations, these should be innovatively designed by low impact barriers such as landscaping or planting. Sustainable drainage systems should also incorporate 'Blue Corridors', where possible, to create a network of corridors designed to facilitate natural hydrological processes that help to minimise flooding.

9.59 Well designed drainage systems can deliver environmental improvements including water quality, biodiversity and reduced flood risk. Discharges of surface water should be designed to deliver water quality improvements to help meet the objectives of the Water Framework Directive relating to deterioration and improvement in water body status. Surface water should be discharged as high up the drainage hierarchy as possible in line with the concept of the SuDS management train. Presently, there is a tendency for required attenuation volumes to be accommodated below ground. In order to discourage this, preference should be given to the installation of blue-green surface infrastructure, as opposed to hardscape or underground solutions, due to the wider benefits attained through ecosystem services provided by natural capital. This includes habitat provision, recreational benefits and mitigation against the urban heat island effect, where relevant.

9.60 The latest advice from the Lead Local Flood Authority at Suffolk County Council, the CIRIA SuDS Manual and the latest Suffolk Flood Risk Management Strategy should be consulted when considering SuDS planning, design and maintenance.

Policy SCLP9.6: Sustainable Drainage Systems

Developments should use sustainable drainage systems to drain surface water. Developments of 10 dwellings or more, or non-residential development with upwards of 1,000 sqm of floorspace or on sites of 1 hectare or more, will be required to utilise sustainable drainage systems, unless demonstrated to be inappropriate. Sustainable drainage systems should:

a) Be integrated into the landscaping scheme and green infrastructure provision of the development;
b) Contribute to the design quality of the scheme; and
c) Deliver sufficient and appropriate water quality and aquatic biodiversity improvements, wherever possible. This should be complementary of any local designations such as Source Protection Zones.

Runoff rates from new development must be restricted to greenfield runoff rates wherever possible. Where a site is previously developed, the proposed runoff rates should be restricted as close to the greenfield rates, or at the very minimum a betterment of at least 30% should be considered over the brownfield runoff rates.

No surface water connections should be made to the foul system and connections to the combined or surface water system should only be made in exceptional circumstances where there are no feasible alternatives. Foul and surface water flows should also be separated.

Holistic Water Management

9.61 In recognition that water does not respect administrative boundaries, the Council will work with neighbouring authorities and other relevant stakeholders to devise a catchment-based approach to holistic water management. In respect of implementing holistic water management, and applying the conclusions of the Habitat Regulations Assessment that underpins the Local Plan, to assure the timely delivery of required infrastructure and treatment capabilities, new developments will be required to be phased to allow water and wastewater infrastructure to be in place when needed. There will however not always be a requirement for development to be phased, for example, where there are no identified water and/or wastewater improvement works required to serve the development, or where measures are or will be in place in a timely manner. The Council will work with the water companies, Natural England and the Environment Agency to ensure that water related matters and required infrastructure needs are continually reviewed and resolved to meet the needs arising from growth, as set out in the Monitoring Framework (Appendix C) of this Plan.

9.62 The Deben Holistic Water Management Pilot Project provides a best practice example of holistic water management, in that, it involves the re-use of water that would normally be pumped into the river system which adds to flow velocity and ultimately the rate of erosion. Through holistic water management methods such as attenuation ponds and managed aquifer recharge, the pilot project will filter excess

water from flooding into the groundwater tables which will help to improve river flows and water quality. The Council supports this approach to holistic water management and will aim to complement such an approach, where possible.

Policy SCLP9.7: Holistic Water Management

All development will be expected to demonstrate that water can be made available to support the development and that adequate foul water treatment and disposal already exists or can be provided in time to serve the development. Development will be phased to allow water and water recycling infrastructure to be in place where needed.

All new developments will be expected to incorporate water efficiency and re-use measures to maximise the opportunities to reduce water use. This includes, but is not limited to:

a) Grey water recycling;
b) Rainwater harvesting; or
c) Water use minimisation technologies.

Infrastructure that leads to a reduction in the amount of water released to the sewer system and allows for natural infiltration into groundwater tables will be favoured in this instance.



Section 10
Natural Environment

Area wide criteria based policies

10 Natural Environment

10.1 The former Suffolk Coastal area is an area with a high quality natural environment which is enjoyed by residents, visitors, businesses and, most importantly, wildlife. The natural environment is primarily rural with coastline, river valleys and undulating countryside interspersed with market towns and villages. There is a range of locally, nationally and internationally designated sites of natural importance in the former Suffolk Coastal area spanning the length and breadth of the area. Sites of note include the Suffolk Coast & Heaths AONB, RSPB Minsmere, Orford Ness National Nature Reserve and Sutton Heath.

10.2 The Local Plan seeks to protect, retain and enhance the high quality natural environment and designated landscapes and sites found across the Local Plan area which contribute to the overall success of the area and provides economic and social benefits for all. Of further importance, however, are the wider environmental and ecological benefits provided by the natural environment including, for example, carbon sequestration, natural flood protection and habitat creation. It is wider benefits such as this that the Local Plan will seek to foster in new developments and to protect, retain and enhance in existing developments. Locally adopted plans such as the Deben Estuary Plan and Alde & Ore Estuary Plan will need to be considered in respect of locally important natural environment issues.

Biodiversity & Geodiversity

10.3 Biodiversity[54] and geodiversity[55] are of great significance across the former Suffolk Coastal area due to the extent and range of sites and habitats identified. Many of these areas are spread across the Local Plan area but the coastal areas are of particular importance due to international, national and local designations. Across the Local Plan area there are a variety of land based and marine based designations as seen in Table 10.1.

10.4 Both biodiversity and geodiversity represent elements of natural capital. A natural capital approach is an integral aspect of the Government's recently published 25 year Environment Plan. The Council aims to incorporate this approach into this Local Plan.



[54] Biodiversity means the variety of life forms, the ecological roles they play, and the genetic diversity they contain.

[55] Geodiversity may be defined as the natural range of geological features (rocks, minerals, fossils, and structures), geomorphologic features (landforms and processes) and soil features that make up the landscape. It includes their assemblages, relationships, properties, interpretations and systems.

Table 10.1 Nature Conservation Sites – change in area

Designation	2016/17	2015/16	2014/15
Ramsar	9,221 ha (4 sites)	9,221 ha (4 sites)	8,861 ha (4 sites)
Special Protection Areas	12,477 ha (5 sites)	12,477 ha (5 sites)	12,483 ha (5 sites)
Special Areas of Conservation	3,868 ha (5 sites)	3,868 ha (5 sites)	3,816 ha (5 sites)
Sites of Special Scientific Interest	11,207 ha (46 sites)	11,132 ha (45 sites)	11,201 ha (45 sites)
County Wildlife Sites	5,709 ha (221 sites)	5,668 ha (216 sites)	5,644 ha (218 sites)
Local Nature Reserves	85 ha (6 sites)	85 ha (6 sites)	85 ha (6 sites)

10.5 By their nature, areas of biodiversity and geodiversity importance are particularly sensitive to development and, therefore, careful consideration should be given when assessing new proposals. Consideration should be given to the European Birds or Habitats Directives as to whether 'screening' of impacts and/or an Appropriate Assessment is required. In accordance with national policy guidance, the strongest level of protection is given to these areas and the presumption in favour of sustainable development therefore does not apply to development proposals requiring Appropriate Assessment under European Birds or Habitats Directives.

10.6 Sites of European importance, which include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are statutorily protected under the Conservation of Habitats and Species Regulations 2017 (based on EU directives), and wetlands of global importance (Ramsar sites) are protected by Government policy to apply the same level of protection as to European sites. Sites of Special Scientific Interest (SSSIs), of national importance, are protected under the Wildlife and Countryside Act 1981 (as amended). The Local Plan area also contains sites of local importance including County Wildlife Sites (CWSs) designated by the Suffolk County Wildlife Sites panel, Local Nature Reserves (LNRs) designated by Local Authorities, and County Geodiversity Sites (CGSs) (formerly Regionally Important Geological Sites) designated by GeoSuffolk. Considerable weight is given to protecting these designated sites. However, the level of protection should be commensurate with the level at which the site is designated (i.e. international, national and local). The NPPF defines irreplaceable habitats as those which would be very difficult or would take a long time to restore, and in the former Suffolk Coastal area would include habitats such as ancient woodland, veteran trees and sand dunes. Development resulting in the loss or deterioration of irreplaceable habitats should be refused unless there are wholly exceptional reasons as defined by the NPPF.

10.7 Whilst these designated areas are provided with protection, the potential exists nonetheless for all new developments to look at ways of increasing or improving areas of biodiversity and/or geodiversity

importance, providing a net gain of biodiversity and/or geodiversity and enhancing the green infrastructure network. Areas of value, or potential value, for biodiversity include freshwater and marine environments as well as terrestrial habitats. Any increase or improvement to areas of biodiversity and/or geodiversity importance and to the green infrastructure network should be accurately evidenced at an early stage in the planning process. Creation of ecological corridors, connections to existing habitats and habitat 'stepping stones' represent examples of how this can be achieved. This will simultaneously help contribute to the establishment of a wider Nature Recovery Network; an action outlined in the Government's 25 year Environment Plan.

10.8 When considering the creation of ecological corridors that could affect neighbouring authorities, any relevant plans or policies relating to ecological corridors in that authority should be consulted. Semi-natural areas, circular dog walking routes, dedicated dogs off leads areas and dog waste bins should be incorporated into ecological corridors or networks within new developments in order to encourage routine recreational activities within the vicinity of the development.

10.9 Strategic, flexible and locally tailored approaches that recognise the relationship between the quality of the environment and development should be pursued. Previously developed sites will be considered favourably when evaluating development proposals in order to increase the likelihood of achieving biodiversity and/or geodiversity net gain, unless the site has been proven to be of high biodiversity value. The Brownfield Register should be consulted in this respect.

10.10 The opportunity exists for development proposals involving SuDS schemes to facilitate enhancement of the green infrastructure network and to provide a net gain for biodiversity and/or geodiversity by incorporating such principles into the proposal. It is therefore expected that all development proposals involving SuDS schemes will complement the green infrastructure network in the interests of achieving wider sustainability benefits and a net gain for biodiversity and/or geodiversity.

10.11 Development proposals located in coastal, riverine and estuarine areas should have regard for the cumulative impact of development on biodiversity and the ecosystem services it provides, particularly in relation to coastal and marine protected areas. This will help to contribute to an ecosystem based approach, a common approach taken in the marine planning sphere. The Marine Management Organisation, Natural England and any adopted Estuary Plans must be consulted in this respect.

10.12 Development proposals should be accompanied by sufficient information to assess the effects of development on priority habitats and species, protected sites, protected species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. The Suffolk Biodiversity Information Service can provide general species distribution data for development sites and further information is also available from the Suffolk Wildlife Trust. Natural England and GeoSuffolk can provide detailed information regarding sites of geological importance.

10.13 Plans or projects which may have a likely significant effect on a European site will require Appropriate Assessment under Reg. 63 of the Conservation of Habitats and Species Regulations 2017. Accordingly, local authorities can only consent plans or projects where it can be ascertained that they will have no adverse effect on the integrity of a European site. In exceptional circumstances, where there are no alternative

solutions, a plan or project may meet the tests of Imperative Reasons of Overriding Public Interest (IROPI), which then requires demonstration that appropriate compensation will be provided to ensure that the integrity of the Natura 2000 network is not compromised. Given the rigour of these tests, the presumption is that plans or projects that could adversely affect Natura 2000 sites will not be approved. In practice, schemes which qualify for IROPI are extremely rare and are very unlikely to fall under the Council's remit for decision making.

10.14 The NPPF states that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. This sequential approach is referred to as the 'mitigation hierarchy' and the policy has been created to cover these scenarios.

Conserving and Enhancing our Natural Areas

10.15 It is important to protect habitats outside designated sites and to protect particular species, such as those which are rare or protected. Suffolk Biodiversity Action Plan priority species and habitats and other species protected by law will be protected from harmful development. Where there is reason to suspect the presence of nature conservation interests, applications for development should be accompanied by a survey and assessment of their value, in accordance with local biodiversity validation requirements. If present, the proposal must be sensitive to, and make provision for, their needs. For example, through the provision of nest sites for swifts in developments and renovations or including features to create permeability for hedgehogs.

10.16 The high quality natural environment is important to many local communities as it positively contributes to quality of life, quality of place and mental health. The Council recognises that issues relating to biodiversity and geodiversity need to be considered collaboratively with businesses and other stakeholders to ensure that natural assets are protected. To address the impact of development on the European Sites across the plan area, the Council has been working in partnership with Ipswich Borough Council, Babergh and Mid Suffolk District Councils, Suffolk County Council and Natural England to develop a Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The strategy provides the practical basis and evidence to identify projects to mitigate the impact of new development on the protected sites. In the majority of cases, a RAMS contribution will be the Council's preferred mechanism for securing mitigation. Such an approach has been successfully implemented in developments such as the 'Brightwell Lakes' development of approximately 2,000 dwellings in the south of the Local Plan area. Likewise, compensatory areas have been provided at Sizewell Nuclear Power plants to mitigate the effects of development on SSSIs. In the interests of ensuring the continued effectiveness of mitigation measures such as SANGs and compensatory areas, they will be protected in perpetuity.

Policy SCLP10.1: Biodiversity and Geodiversity

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat 'stepping stones'. All development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.

Proposals that will have a direct or indirect adverse impact (alone or in-combination with other plans or projects) on locally designated sites of biodiversity or geodiversity importance, including County Wildlife Sites, priority habitats and species, will not be supported unless it can be demonstrated with comprehensive evidence that the benefits of the proposal, in its particular location, outweighs the biodiversity loss.

New development should provide environmental net gains in terms of both green infrastructure and biodiversity. Proposals should demonstrate how the development would contribute towards new green infrastructure opportunities or enhance the existing green infrastructure network as part of the development. New development must also secure ecological enhancements as part of its design and implementation, and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.

Where compensatory habitat is created, it should be of equal or greater size and ecological value than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network, and biodiversity and/or geodiversity and be supported with a management plan.

Where there is reason to suspect the presence of protected UK or Suffolk Priority species or habitat, applications should be supported by an ecological survey and assessment of appropriate scope undertaken by a suitably qualified person. If present, the proposal must follow the mitigation hierarchy in order to be considered favourably. Any proposal that adversely affects a European site, or causes significant harm to a Site of Special Scientific Interest, will not normally be granted permission.

Any development with the potential to impact on a Special Protection Area, Special Area for Conservation or Ramsar site within or outside of the plan area will need to be supported by information to inform a Habitat Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).

The Recreational disturbance Avoidance and Mitigation Strategy has been prepared to provide a mechanism through which impacts from increased recreation can be avoided and mitigated via financial contributions towards the provision of strategic mitigation. Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated for, including in-combination effects. Depending on the size and location of the

development, additional measures such as Suitable Alternative Natural Green Spaces (SANGS) may be required as part of development proposals.

A Supplementary Planning Document will be prepared to assist with the implementation of the Recreational disturbance Avoidance and Mitigation Strategy. The Council will work with neighbouring authorities and Natural England to implement this strategy.

Visitor Management of European Sites

10.17 In partnership with Natural England and neighbouring authorities, the Council is committed to the need to mitigate the recreational impact on sites designated as being of international importance for their nature conservation interest (European Sites) from increased housing provision.

10.18 Across the Local Plan area the following sites are designated as being of international importance for their nature conservation interest:

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

10.19 The Council is aware that the distribution of growth proposed by the Local Plan along with developments that come forward over the plan period can have an impact on European Sites. The impact is primarily in relation to an increase in disturbance to wildlife linked to people walking dogs along with increased recreational use of estuaries from water based activities.



10.20 The previous Local Plan supported by an Appropriate Assessment required specific mitigation measures in respect of strategic housing growth in the southern part of the plan area. The Appropriate Assessment identified a 1km buffer from the boundary of a designated area as an appropriate distance to apply when determining

impact. This is because studies have shown that people are reluctant to walk 1km to get to the start of their main walk. Beyond this distance they tend to drive.

10.21 The Council has prepared a 'Recreational disturbance Avoidance and Mitigation Strategy' (RAMS) with Babergh and Mid Suffolk District Councils and Ipswich Borough Council. The strategy will review and monitor effectiveness and amend the approach as deemed necessary.

10.22 Estuary management plans that have been endorsed / adopted by the Council as well as the AONB management plan are material planning considerations along with the RAMS in the determination of planning applications which are considered to have an impact on designated sites. These include the Deben Estuary Plan and the Alde and Ore Estuary Plan.

Policy SCLP10.2: Visitor Management of European Sites

The Council has a duty to ensure that development proposals will not result in an increase in activity likely to have a significant effect upon sites designated as being of international importance for their nature conservation interest.

Applications for new car parking provision (public or privately owned which are available for wider public use) located within 1km boundary of a designated site or new access points direct into the estuary such as slipways or jetties will need to demonstrate that they will not result in an increase in activity likely to have a significant effect upon a European site whether on their own, or in combination with other uses. Such proposals need to be subject to a project level Habitats Regulation Assessment.

Environmental Quality

10.23 The quality of environment in which people reside is inextricably linked to quality of life and invariably affects their standard of living. Pollution is widely regarded as a negative influence on environmental quality due to carbon emissions, particulate matter emissions and soil contamination, for example. Regulation of air and soil quality, in this respect, is important in order to mitigate such pollution.

10.24 The National Institute for Health and Care Excellence (NICE) encourages Local Authorities to address the issue of air pollution in their Local Plan to help improve air quality. The NPPF requires planning policies and decisions to 'sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.' This Local Plan will seek to improve air quality not just in the two Air Quality Management Areas (AQMAs) across the plan area, but also elsewhere. Development proposals will be expected to minimise and mitigate air pollution and to contribute towards the achievement of air quality objectives. An Air Quality Assessment may be required in support of any

development proposals; this should be produced in accordance with the latest Environmental Protection UK guidance[56].

10.25 In line with the National Planning Policy Framework the Plan seeks to protect high quality agricultural land where possible. Whilst in some cases meeting wider objectives will necessitate the loss of agricultural land, particularly considering the relatively limited amount of brownfield land available for development in the plan area, the policy seeks to ensure that loss of agricultural land is a consideration.

10.26 The Habitats Regulations Assessment of the Local Plan has identified the potential for emissions from vehicles and impacts on water quality and water quantity to have an effect on European protected sites, and has made recommendations in relation to monitoring as referred to in the Monitoring Framework in Appendix C. Where necessary, potential effects on European protected sites would need to be considered through the Habitats Regulations Assessment process.

Policy SCLP10.3: Environmental Quality

Development proposals will be expected to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination.

Development proposals will be considered in relation to impacts on;

a) Air quality, and the impact on receptors in Air Quality Management Areas;
b) Soils and the loss of agricultural land;
c) Land contamination and its effects on sensitive land uses;
d) Water quality and the achievement of Water Framework Directive objectives;
e) Light pollution; and
f) Noise pollution.

Proposals should seek to secure improvements in relation to the above where possible.

The cumulative effect of development, in this regard, will be considered.

Landscape

10.27 The quality of landscapes, visible features of land or scenery is a defining feature of the former Suffolk Coastal District and the identity of local communities. The diverse landscapes of the former Suffolk Coastal District have been influenced and defined by natural and human activity, including a long tradition of farming. The former Suffolk Coastal District area includes large areas of farmland, much of which is the most productive in the country i.e. grades 1, 2, and 3 under the Agricultural Land Classification[57].

[56] https://www.environmental-protection.org.uk/policy-areas/air-quality/air-pollution-and-planning/

[57] Defra - https://magic.defra.gov.uk/StaticMaps/Agricultural%20Land%20Classification%20-%20Provisional%20(England).pdf

10.28 Since human and natural activity evolves over time, landscape character also changes over time. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.

10.29 The landscape of the plan area is varied but characterised by areas which have important landscape designations such as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Heritage Coast and Historic Parks and Gardens. Previous Local Plan documents included a county wide approach in the form of Special Landscape Areas (SLA) which originated from the Suffolk Structure Plan. The SLA designations primarily identified the river valleys and tributaries as areas with special landscape attributes that are particularly vulnerable to change.

10.30 Government guidance and best practice advise that a landscape character assessment approach should be taken to inform policy making and planning decisions, rather than locally defined area specific landscape designations. To accord with Government guidance, the Council commissioned a Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) of the former Suffolk Coastal District Council and the fringes of Ipswich[58]. The evidence provides a tool to help understand the character and local distinctiveness of the landscape and identifies the special qualities and features that give it a sense of place, as well as providing guidance on how to manage change. Landscape character is the distinct, recognisable and consistent pattern of elements that make one landscape different from another. The assessment recognises all landscapes, not just those that are designated, and considers sensitivity to change including in relation to recognised features.

10.31 The Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) analyse the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of these landscape areas.

Suffolk Coast & Heaths Area of Outstanding Natural Beauty

10.32 Areas of Outstanding Natural Beauty (AONB) are national landscape designations afforded the highest protection for their landscape and scenic quality. Protection of the Suffolk Coast and Heaths relates not only to the land within this AONB, but also to its setting. In line with national policy great weight is attributed to conserving and enhancing the landscape and scenic beauty in the AONB and the conservation and enhancement of wildlife and cultural heritage are important considerations. A large part of the AONB is also identified as Suffolk Heritage Coast. The AONB Management Plan explains that the Heritage Coast purpose includes objectives for conserving the environmental health and biodiversity of inshore waters and beaches, and to extend opportunities for recreational education, sport and tourist activities that draw on, and are consistent with, the conservation of their heritage features.

10.33 The conservation and enhancement of the Suffolk Coast and Heaths AONB and its setting is also an important influence within the plan area. Incorporating extensive landscapes, from the River Blyth Estuary

[58] The Settlement Sensitivity Assessment (2018) covers the former Suffolk Coastal District and the area around Ipswich within Ipswich Borough and Babergh and Mid Suffolk Districts.

in the north to landscapes around the River Orwell and River Deben Estuaries in the south, the AONB also extends beyond the plan area to the north and south.

10.34 The Suffolk Coast and Heaths Management Plan 2018 is a material consideration and sets out the management objectives for the AONB. The Management Plan has a key role in supporting and co-ordinating the role of management of the AONB as required by the Countryside and Rights of Way Act 2000. A key objective of the Management Plan is to conserve and enhance the AONB's natural beauty and improve its special qualities. Working with local communities, farmers, businesses, non-government organisations, local authorities, statutory agencies and individuals the AONB Management Plan reflects the co-ordinated activity of the partnership.

10.35 The National Planning Policy Framework under paragraph 172 states that planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest, and sets out a series of assessment criteria against which applications for major development would be considered. The NPPF explains that whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.



Landscape Character and Assessment

10.36 Landscape character is the distinct, recognisable and consistent pattern of elements that makes one landscape different from another. Landscape assessment helps to describe the important features and characteristics of different areas of landscape. This helps to make recommendations for future protection, management and planning. An up to date Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) are important tools in proposing, shaping and determining proposals for new development, analysing and identifying landscape features and characteristics in particular parts of the plan area . This kind of information and guidance is helpful in the conservation of features that give places their unique character, in identifying opportunities for enhancement and positive change, and in providing evidence to support local action. The Landscape Character Area Maps are contained in Appendix H.

10.37 Landscape assessment is not limited to designated landscapes. It recognises particular qualities and features of landscapes to provide an understanding of distinct sense of place and sensitivities to development and change. Types of landscapes with broadly similar combinations of geology, landform,

vegetation, land use, field and settlement patterns repeat across the plan area. Landscapes belonging to a particular type, such as Valley Meadowlands, may be found in different places. Particularly valued landscape types within the former Suffolk Coastal District of the greatest sensitivity to change are rural river valleys, historic park and garden, coastal, estuary and heathland areas.

10.38 The Settlement Sensitivity Assessment (2018) analyses the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of landscape areas.

10.39 Proposals for development should be informed by, and be sympathetic to, the special qualities and features, strategy objectives and considerations identified in the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018). This evidence may be updated during the plan period in which case successor documents will be used in decision making.

10.40 The Council acknowledges that landscape is important to healthy and active communities across the former Suffolk Coastal District. The Public Rights of Way network and areas of green infrastructure associated with developments support social interaction, well being and ease disturbance on protected wildlife sites, for example, by providing alternative outdoor recreation places. Proposed development should take into account Public Rights of Way and provide enhancements to the network where possible. The provision of new footpaths should ensure that these are accessible for all users.



10.41 The Deben Estuary Plan as well as the Suffolk Coast and Heaths AONB Unit both acknowledge the defining feature of tranquillity in parts of the former Suffolk Coastal District. Tranquillity is categorised by areas of semi-natural habitat, a general absence of developments and apparent lack of human activity. Tranquillity is further enhanced by natural sounds and the areas of darkest skies. Evidence indicates that the areas of the former Suffolk Coastal District with greatest tranquillity are the estuaries, river valleys and heaths. Extensive areas of estuary, river valley and heaths are characterised by relatively little artificial light helping to keep the sky dark at night and supporting quality of light and space, wild bird migration and feeding behaviour and sounds like bird calls, the wind through reeds in estuaries and waves on shingle.

10.42 Neighbourhood Plan groups may choose to produce local landscape character assessments to supplement the Local Plan landscape evidence at the Town or Parish level.

Policy SCLP10.4: Landscape Character

Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:

a) The special qualities and features of the area;
b) The visual relationship and environment around settlements and their landscape settings;
c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
e) The growing network of green infrastructure supporting health, wellbeing and social interaction.

Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland and other very sensitive landscapes. Proposals for development will be required to secure the preservation and appropriate restoration or enhancement of natural, historic or man made features across the plan area as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.

Development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, that cannot be adequately mitigated. Development within the Area of Outstanding Natural Beauty, or within its setting, will be informed by landscape and visual impact assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts. Planning permission for major development in the Area of Outstanding Natural Beauty will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest, subject to the considerations set out in the National Planning Policy Framework.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network. Development proposals which have the potential to impact upon the Area of Outstanding Natural Beauty or other sensitive landscapes should be informed by landscape appraisal, landscape and visual impact assessment and landscape mitigation.

Proposals for development should protect and enhance the tranquillity and dark skies across the plan area. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.

Neighbourhood Plans may include local policies related to protecting and enhancing landscape character

and protecting and enhancing tranquillity and dark skies.

Settlement Coalescence

10.43 Landscapes are a unique combination of features that make a place distinctive. There are a number of locations throughout the plan area where important undeveloped areas of land exist between settlements. These gaps help protect the identity and character of separate settlements.

10.44 Gaps between settlements help give the sense of leaving one place and arriving at another. Feedback from community engagement and public consultation used to help shape this Local Plan document stresses the importance of communities retaining their individual identity. Many distinct villages in the former Suffolk Coastal District are near to other villages and towns. In places such as Rushmere St Andrew and Martlesham landscapes characterise village character as distinct from nearby suburban areas. The presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation.

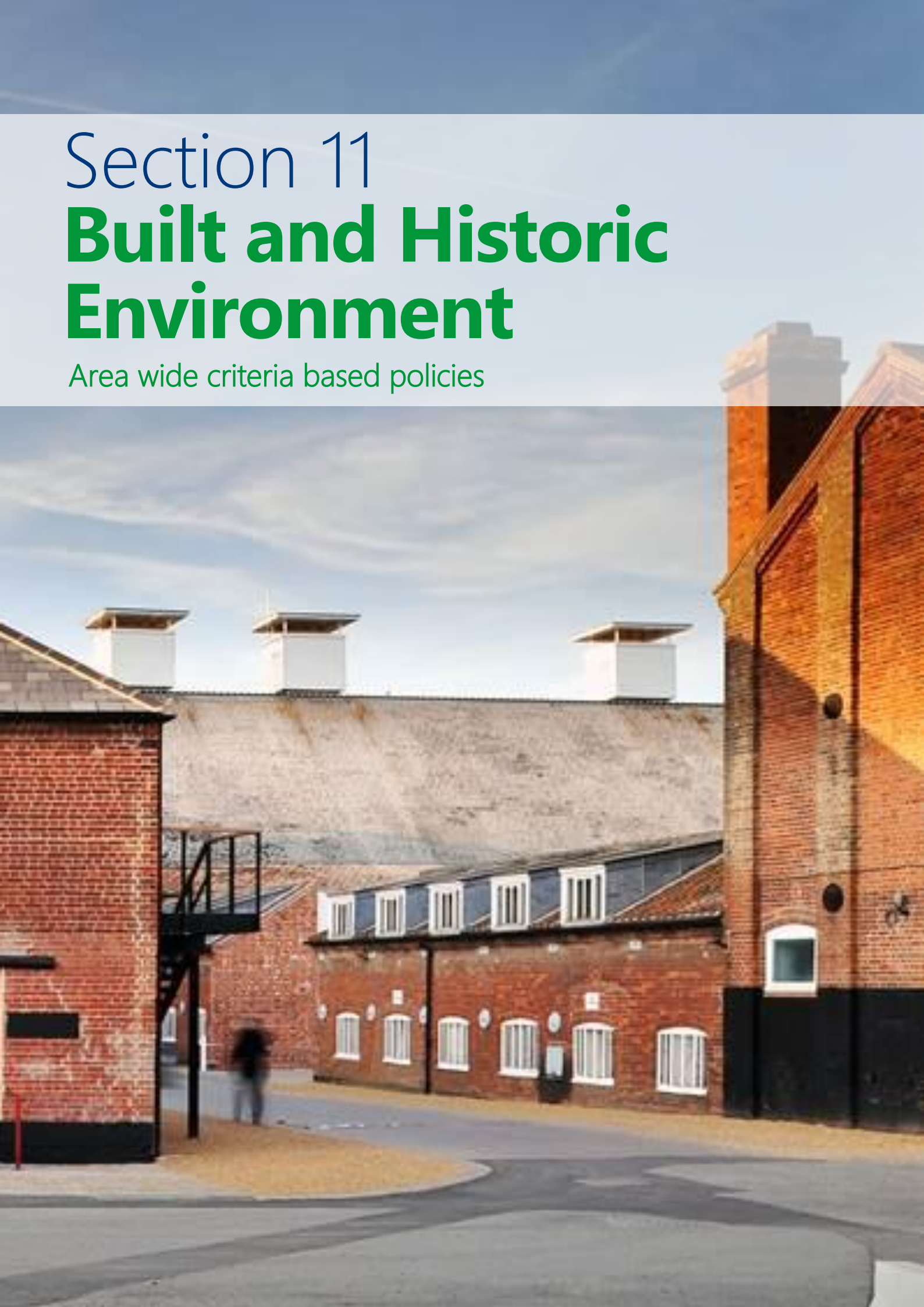
Policy SCLP10.5: Settlement Coalescence

Development of undeveloped land and intensification of developed land between settlements will only be permitted where it does not lead to the coalescence of settlements through a reduction in openness and space or the creation of urbanising effects between settlements.

Neighbourhood plans may include policies addressing local issues related to settlement coalescence.

Section 11
Built and Historic Environment

Area wide criteria based policies



11 Built and Historic Environment

11.1 The Suffolk Coastal Local Plan area is fortunate to have a rich and varied built and historic environment with significant heritage assets alongside contemporary developments which provide a significant boost to the local economy. The Suffolk Coastal Local Plan area contains around 2,400 Listed Buildings and 36 Conservation Areas, as well as numerous archaeological assets and historic parkland.

Design Quality

11.2 Design is a key principle in the creation of sustainable development and should contribute positively to making communities better for everyone. Good design is concerned not only with how development looks but how it feels and functions. Incorporating both the enhancement of local character and distinctiveness that encourages innovative and creative solutions is encouraged. The Local Plan seeks to plan positively for high quality and inclusive design by creating places that function well, and establish a strong sense of place with comfortable places to live, work and visit. As stated in paragraph 124 of the National Planning Policy Framework 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve'.

11.3 The National Planning Policy Framework also emphasises high quality design and good amenity standards as a core planning principle. It is therefore, of great importance that design principles are understood and appropriately considered by the Local Plan and planning applications. Creating well designed places that incorporate all aspects of design in an inclusive manner can help to deliver a high quality of life. The Council is committed to providing a framework for good design that contributes to improvements in crime prevention, access and inclusion, safe and connected streets, cohesive neighbourhoods, well connected green spaces, and provision of services. The Local Plan seeks to ensure these principles are brought forward over the plan period. The National Planning Policy Framework also promotes the effective use of land and it is important that this is achieved alongside delivering high quality and inclusive design.

11.4 Local distinctiveness plays an important role in enhancing local character and site specific qualities, the importance of which was highlighted through consultation feedback. The Local Plan encourages design that creates a sense of place and acknowledges local form and character. The aim of development should be to create new and exciting places where people want to live, work and visit. In this regard, design should be of its time and site specific. The National Planning Policy Framework establishes the importance of supporting innovative and outstanding design. The Council encourages this across the Suffolk Coastal Local Plan area where it is respectful of its surroundings. In areas of more limited design quality the Council encourages development to significantly enhance design quality through innovative and creative means. Innovative design should be understood to include, but not be limited to, high levels of sustainability and new construction methods and materials.

11.5 The local character and distinctiveness of the Suffolk Coastal Local Plan area are derived from the diversity of architecture, landscape and coastal setting. These have given risen to an architectural typology not just of farmhouses, picturesque cottages and churches but of resort tourism, military research and defence,

agri-industry, park and garden structures, energy and landed estates. Buildings and structures that typify the Suffolk Coastal Local Plan area range from 16th century moot halls, a wide representation of 16th and 17th century farmhouses, the grandest Georgian country house in Suffolk, designed 18th and 19th century landscapes and 19th and 20th century military airfields, towers and pagodas.

11.6 To help facilitate the understanding of local character and to support development that acknowledges and enhances the essence of local character it is important that the most appropriate information sources are referenced in relevant planning applications. Sources which may assist with identifying and assessing local character include Conservation Area Appraisals, Neighbourhood Plans, village / parish plans and the Suffolk Design Guide.

11.7 The introduction of Neighbourhood Plans in the Localism Act 2011 has encouraged local communities to take an active role in the plan-making process and prepare plans and policies that, in gaining statutory weight, have a real impact on the development of localities. In this regard, Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

11.8 The Suffolk Design Guide was adopted as Supplementary Planning Guidance by the Council in 1993, and revised in 2000 to acknowledge changes in national planning policy guidance. Although an ageing document, it is comprised of fundamental design principles that will continue to be important considerations. The Suffolk Local Authorities are in the early stages of reviewing the Suffolk Design Guide which will supersede the current guide, and which will be an important reference in relation to design considerations.

11.9 Local Plan consultation representations support the use of Building for Life 12 (BFL 12). Building for Life 12[59] is advocated in paragraph 129 of the National Planning Policy Framework as a tool to deliver well designed development proposals and to assess development proposals. In this regard, the Local Plan encourages all development proposals to use BFL 12 in demonstrating how the scheme meets the criteria for delivering high quality design. BFL 12 will be used as a tool to assist with design discussions during the pre-application and planning application stages, not as a prescriptive set of inflexible rules. BFL 12 (the most recent nationally endorsed version) will be used to inform the decision making process to provide a design quality assessment against all major applications. These assessments should be undertaken at the earliest possible opportunity in the decision making process so that schemes can be amended to deliver high quality design, if necessary. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines. In demonstrating positive performance, applicants should include a design quality assessment of their proposal using all of the BFL 12 Guideline categories within a Design and Access Statement. Such BFL 12 Guideline categories include; integrating the scheme into its surroundings, locally inspired or otherwise distinctive character, and adequate provision of external storage space for bins and recycling. Such assessments should clearly set out how the elements of a proposal contribute to good design and avoid bad design as detailed in the BFL 12 Guidelines. In addition

[59] Building for Life 12 - Third edition | Design Council

to requiring design quality assessments at the decision making stage, the Council will look to review the design quality of completed schemes.



11.10 The Built for Life accreditation reflects high quality design and provides confidence that appropriate consideration has been given to all aspects of design. BFL 12 operates a traffic light scoring system when assessing developments against the 12 criteria. Developments that achieve at least 9 'green' scores are eligible for the Built for Life quality mark, which indicates a high quality of design has been achieved. Developments that achieve a 'green' score for all 12 criteria can be awarded the Built for Life 'Outstanding' accreditation through an independent assessment process, with the best developments recognised at BFL 12 organised events.

11.11 The Suffolk Design Review Panel was established by the Royal Institute of British Architects Suffolk in 2012, to help consider the design quality of planning applications. Comprised of local design experts, the aim of the Panel is to promote and encourage high standards in design of the built environment across Suffolk. In determining planning applications, regard is given to any recommendations detailed in the reports generated by the Design Review Panel.

11.12 The East Suffolk Quality of Place awards, reviewed by judges which are comprised of local design experts and chaired by a District Councillor, are a celebration of the effort being made by people across East Suffolk to add to the quality of the environment, by creating high quality designs in both the built and natural environment and helping to conserve historic buildings. The best designed developments across the District are recorded on the Council's website.

11.13 The Suffolk Coastal Local Plan area has a large proportion of older residents and as such the need for housing to meet the needs of an ageing population is increasing. The Office for National Statistics predicts the population for the over 65 age group is set to increase by 59.7% between 2014 and 2039 across Suffolk. The RTPI's recent Dementia and Town Planning Document[60] and the Alzheimer's Society state that

[60] Dementia and Town Planning 2017 | RTPI

nationally there are currently 850,000 people living with dementia in the UK. This is set to increase to 1 million by 2021 and to 2million by 2051. It is therefore important that the design of the built environment caters for people throughout their lifetime and is suitable and accessible for people regardless of age, mobility or disability. This policy establishes the considerations against which residential developments will be considered, to provide for the needs of the most vulnerable in our society.

11.14 Creating a high quality environment for the elderly and those with disabilities will also result in a high quality environment for young people, for families with young children, and ultimately for everyone. Felixstowe has established a reputation as a Dementia Friendly Town, which can be attributed to Felixstowe Town Council actively engaging with communities as a Dementia Friendly Organisation and a Dementia Action Alliance Member.

Dementia Friendly Design Principles

- Familiar environments – functions of places and buildings are obvious, any changes are small scale and incremental;
- Legible environment – a hierarchy of street types, which are short and fairly narrow. Clear signs at decision points;
- Distinctive environment – A variety of landmarks, with architectural features in a variety of styles and materials. There is a variety of practical features (e.g. trees and street furniture);
- Accessible environment – Land uses are mixed with shops and services within a 5-10 minute walk from housing. Entrances to places are obvious and easy to use and conform to disabled access regulations.

11.15 Inclusive design is concerned with understanding how we use places differently and how this can inform design decisions for the benefit of all users. Inclusive design is defined as the design of mainstream products and/or services that are accessible to and useable by, as many people as reasonably possible without the need for special adaptation or specialised design. However, it is also important that inclusive design recognises the need for specialised adaptation where necessary. The principles of inclusive design detailed in above should be considered as standard practice and at the earliest possible opportunity in the evolution of development proposals with the aim of creating balanced and mixed communities.



11.16 Developers are advised to undertake pre-application consultation with local communities when proposing development. They are encouraged to seek views regarding local community needs and expectations from a broad spectrum of the community, in relation to the design of a proposal. Applicants are encouraged to engage with communities through the use of Building for Life 12.

11.17 Policy SCLP5.8 Housing Mix details the policy requirements in relation to accessible and adaptable dwellings, under Building Regulations standard M4(2). The requirements will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. This policy will help to ensure the principles of inclusive design are met.

Policy SCLP11.1: Design Quality

The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.

In so doing, permission will be granted where proposals:

a) Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design;
b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through robust evidence, informed sources and site specific context and analysis;
c) Respond to local context and the form of surrounding buildings in relation to the following criteria:
    i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;
    ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;
    iii. the height and massing of developments should be well related to that of their surroundings;
    iv. there should be a clear relationship between buildings and spaces and the wider street scene or townscape; and
    v. high quality materials appropriate to the local context should be used;
d) Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
f) Take into account the need to promote public safety and deter crime and disorder through well lit neighbourhoods and development of public spaces that are overlooked;
g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;
h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm and avoid the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;
i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings;
j) Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development; and

k) Utilise measures that support resource efficiency.

All major residential development proposals will be expected to perform positively when assessed against Building for Life 12 guidelines. Developments should seek to avoid red outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will be reviewed once built out and compared to initial BfL12 assessments.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

Residential Amenity

11.18 The planning system plays an important role in safeguarding the quality of life of residents of the area. New development of any type is required to be located and designed with regard to the amenity of both existing and future residents to avoid generating significant harmful effects. Harmful effects can include those arising from overlooking, loss of privacy, noise, odour and light pollution and overbearing development. Residential amenity can be affected by individual developments or, as a result of cumulative impacts. There is a need to consider impacts on the development as well as from the development.

Policy SCLP11.2: Residential Amenity

When considering the impact of development on residential amenity, the Council will have regard to the following:

a) Privacy/overlooking;
b) Outlook;
c) Access to daylight and sunlight;
d) Noise and disturbance;
e) The resulting physical relationship with other properties;
f) Light spillage;
g) Air quality and other forms of pollution; and
h) Safety and security.

Development will provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity.

Historic Environment

11.19 Heritage gives places their character and individuality. It creates a focus for community pride, a sense of shared history, and a sense of belonging. Historic buildings and the historic parts of our towns and villages provide a focus for social and economic activity. Historic places that are well-maintained and well-

managed add greatly to cultural life, community resilience and our individual and collective wellbeing. The conservation and enhancement of this heritage contributes directly to a healthier environment, benefiting people and offering support to thriving rural economies which are home to a large amount of the historic fabric in the former Suffolk Coastal area.

11.20 The acknowledged quality of the built, natural and historic environments within the former Suffolk Coastal area is one of its key assets, making it an attractive area to live, work and visit. This area is home to around 2,300 Listed Buildings, 36 Conservation Areas, over 100 Scheduled Monuments, more than 7,300 sites of archaeological interest and 7 Parks and Gardens of Special Historic Interest as well as 17 locally identified historic parklands and 1 protected wreck, alongside a military history. Within the former Suffolk Coastal area the heritage assets characteristic of the area reflect the important coastal, cultural, farming and military history and relate to a diverse range of building typologies including resort tourism, aviation, landed estates and park and garden structures amongst many others. Of international importance is the archaeological Anglo-Saxon royal burial site of Sutton Hoo; Bawdsey Manor which is significant for the development of radar; and Snape Maltings, a cultural venue of outstanding significance. The quality of the former Suffolk Coastal area is crowned by these highly valuable sites, the diversity of which illustrates the variation of the area's distinctiveness.

11.21 These heritage assets need to be protected and enhanced for the benefit of current and future generations. National policies require Local Plans to set out a positive strategy for the protection and enhancement of these valuable assets. It is recognised that heritage assets are significant and are a resource that cannot be replaced. Therefore, the Council intends to pursue a policy approach that incorporates a positive strategy for the protection and enhancement of the former Suffolk Coastal area's heritage assets.

11.22 National planning policy states that a heritage asset can be a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Designated heritage assets are defined in the National Planning Policy Framework as World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. It is acknowledged that large developments and small developments can have a similar impact on designated heritage assets, whether that be singularly or cumulatively.

11.23 Policy for determining proposals that would affect a heritage asset is set out in the National Planning Policy Framework. The Council will therefore rely on national policy and guidance in this regard.

11.24 Heritage protection is most effective, and the benefits of the historic environment are most likely to be seen, when local communities are engaged and encouraged to discover, understand and appreciate their history. The Neighbourhood Plan process, in this respect, plays an important role in identifying and protecting locally important/significant heritage assets. Therefore, the Council will encourage any future Neighbourhood Plans to consider identifying and protecting non designated heritage assets.

11.25 It is generally recognised that encouraging active use of a heritage asset is the best way to prevent deterioration and a proactive approach such as this is supported by the Council, where possible. In all

cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features are found to have a negative impact on the historic environment, the Council will encourage the removal of those features that undermine the historic environment as part of any proposed development. The Council will encourage the provision of creative and accessible interpretations of heritage assets impacted by development, where this is appropriate to the asset and the development. Such interpretations should look to promote and display the features of the asset that make it a heritage asset.

11.26 Conservation and enhancement of the historic environment should be achieved in line with Policy SCLP9.2, where possible.

11.27 Heritage assets should not be allowed to fall into a state of disrepair as a means of gaining planning permission or increasing the likelihood of such. The Council will ensure that any identified or evidential deterioration or damage to a heritage asset, as a result of deliberate or intentional neglect, will not be taken into account to secure development that would otherwise be unacceptable, in line with national planning policy.

11.28 In accordance with good practice the Council will strive to maintain a register of Listed Buildings at risk. The Council will work with owners in this respect, but also has access to a range of statutory powers, where needed. Evaluation of proposals that have an impact on buildings at risk should apportion weight to any impacts that positively enhance a building at risk.

11.29 The Retail & Commercial Leisure Town Centre Study 2017 indicates that historic and small sites contribute to a balanced mix of retail in the town centres of the former Suffolk Coastal area. Proposals for new shopfronts or retail uses should carefully consider the contribution to the street scene, balanced against the need for shops and services to be accessible.

11.30 Heritage Impact Assessments and/or Archaeological Assessments will be required for proposals related to, or impacting on, heritage assets and their setting and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites. This is to ensure that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on heritage assets alongside any public benefits.

11.31 Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment and/or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment and/or Archaeological Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets and/or known or possible archaeological sites affected.

Policy SCLP11.3: Historic Environment

The Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment.

The policies of the National Planning Policy Framework will be applied in respect of designated and non-designated heritage assets.

All development proposals which have the potential to impact on heritage assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.



Listed Buildings

11.32 Listed Buildings are designated heritage assets and, as such, are afforded a high level of protection. There are around 2,300 Listed Buildings in the former Suffolk Coastal area. Listed Building consent will be required for many works relating to Listed Buildings, and is a separate consent to planning permission. National planning policy relating to Listed Buildings, as designated assets, is contained in the National Planning Policy Framework and will be applied alongside Policy SCLP11.4. As set out in the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission or listed building consent for development that impacts a listed building, or its setting, the decision maker must have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Policy SCLP11.4: Listed Buildings

Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:

a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance;
b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest;
c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building;
d) Use high quality materials and methods of construction which complement the character of the building;
e) Retain the historic internal layout of the building; and
f) Remove existing features that detract from the building to enhance or better reveal its significance.

Conservation Areas

11.33 Conservation Areas are designated heritage assets and are afforded a high level of protection under the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national planning policy. At present, there are 36 designated Conservation Areas across the former Suffolk Coastal area, ranging from the centre of older villages and towns to hamlets and include open spaces and the landscape settings. Conservation Areas are an important part of the evidence base which underpins this Local Plan and to which, the Council will have regard, when determining planning applications for schemes affecting Conservation Areas and Listed Buildings. Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.

11.34 There are no Article 4 Directions in former Suffolk Coastal area. Development within Conservation Areas will be required to be consistent with measures set out in the relevant Conservation Area Appraisal or Management Plan, and any related policies in the wider Local Plan. The South Felixstowe Conservation Area is identified as being 'at risk' and within this area proposals will be expected to enhance the Conservation Area. Development within Conservation Areas should take account of the relevant supplementary planning guidance. For demolition of listed buildings in a Conservation Area the Listed Buildings Policy SCLP11.4 will also apply. National planning policy relating to Conservation Areas, as designated assets, is contained in the National Planning Policy Framework and will be applied alongside Policy SCLP11.5.



Policy SCLP11.5: Conservation Areas

Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area.

Proposals for development within a Conservation Area should:

a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance;
b) Preserve or enhance the character or appearance of the conservation area;
c) Be of an appropriate design, scale, form, height, massing and position;
d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and
e) Use high quality materials and methods of construction which complement the character of the area.

Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above.

Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in Conservation Area Appraisals and Management Plans, will be expected to demonstrate:

f) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
g) All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

Non-Designated Heritage Assets

11.35 Non-designated heritage assets can vary in type and form, and should possess a degree of heritage significance that merits consideration in planning decisions. Non-designated heritage assets can be either buildings or structures, or non-built assets such as archaeological assets and parks and gardens. The Council encourages Neighbourhood Plans to identify non-designated heritage assets, examples of such can be seen in the Great Bealings and Martlesham Neighbourhood Plans. Neighbourhood planning groups seeking to identify Non-Designated Heritage Assets are encouraged to work with the Council in developing the necessary identification criteria, particularly in respect of potential Non-Designated Heritage Assets that are not buildings or structures. Non-designated heritage assets are not protected in the same way as

Designated Heritage Assets but the identification of them as a non-designated heritage asset is a planning consideration when determining applications. The National Planning Practice Guidance states that Local Planning Authorities may identify non-designated heritage assets that are buildings and that it is helpful to have criteria in place to allow the identification of such assets.

11.36 In relation to archaeological assets, any non-designated heritage assets that are deemed to be of equal importance to a Scheduled Monument by way of a heritage assessment and/or Government guidance should be considered under the same policy as a Scheduled Monument, in accordance with paragraph 194 and footnote 63 of the NPPF. In this case, Policies SCLP11.3 and SCLP11.7 along with the National Planning Policy Framework will apply.

11.37 The following criteria will be used to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the national Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset. Greater weight should be attributed to the conservation of any building or structure that meets more than two of the significance-measuring criteria. The weight attributed should be reflective of the number of criteria met.

Archaeological Interest	Architectural Interest	Artistic Interest	Historic Interest
▪ Recorded in the Suffolk County Historic Environment Record	▪ Aesthetic value ▪ Known architect ▪ Integrity ▪ Landmark status ▪ Group value	▪ Artistic value ▪ Known designer	▪ Association ▪ Rarity ▪ Representative-ness ▪ Social and communal value

11.38 The above criteria can be located on the Council's website and may be subject to change over time, therefore, it is advised to consult the website when utilising the criteria. The criteria are also contained in Appendix F. Whilst the criteria apply to buildings and structures, Policy SCLP11.6 applies to all Non Designated Heritage Assets. The National Planning Policy Framework contains policy in relation to assessing the impact of proposals on a Non-Designated Heritage Asset.

Policy SCLP11.6: Non-Designated Heritage Assets

Proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset.

In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

Neighbourhood Plans can identify Non-Designated Heritage Assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. Buildings or structures identified as Non-Designated Heritage Assets should at least meet the Council's criteria for identifying Non-Designated Heritage Assets.

Archaeology

11.39 The former Suffolk Coastal area has a rich, diverse and dense archaeological landscape with the river valleys, in particular, topographically favourable for early occupation of all periods. The distinctive character of the historic environment in the former Suffolk Coastal area includes outstanding coastal archaeology of all dates, prehistoric burial tumuli on the open heathlands around the eastern margins of Ipswich and on the Felixstowe peninsula, the remains of Roman small towns at Felixstowe and Wenhaston, the internationally important Anglo-Saxon burial ground at Sutton Hoo, numerous medieval historic towns and villages with both above and below ground heritage assets, for example Woodbridge and Aldeburgh, and the strategically placed, Napoleonic Martello towers.

11.40 Some archaeological sites are designated as Scheduled Monuments, although most assets are non-designated and sometimes not known of until development proposals come forward. Scheduled Monuments, and non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, are nationally significant assets and afforded great protection in the National Planning Policy Framework. The Council recognises that archaeological remains are non-renewable resources which are valuable for their own sake and for their role in education, leisure and tourism.

11.41 The Suffolk Historic Environment Record provides information about archaeological sites throughout the Suffolk Coastal Local Plan area and is used to identify sites that may be at risk from development. Policy

SCLP11.7 requires a full archaeological assessment of sites within potential areas of archaeological importance to describe the significance of any heritage assets affected and to ensure that provision is made for the preservation of important remains, particularly those that may be demonstrably of national significance. Archaeological Assessment prior to determination may comprise a combination of desk-based assessment, geophysical survey and/or field evaluation.

11.42 The Council will work with Historic England, Suffolk County Council and the local community in identifying and protecting or relocating archaeology that comes to light as a result of erosion. The level of protection afforded should be relative to the significance and importance of the archaeological remains. The known rate of erosion should be considered when determining the significance and importance of archaeological remains and when determining whether or not relocation of the archaeological remains is required.

11.43 Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis, reporting, dissemination and deposition of archive for access and curation, will constitute appropriate mitigation for the impacts of development. Archaeological conditions or planning obligations will be imposed on consents as appropriate. Appropriate programmes of work post-consent could include some or all of:

- further evaluation;
- upfront excavation;
- paleo-environmental work;
- building survey and or monitoring;

Or

- control of contractor groundworks.

11.44 The provision of interpretation about archaeological work will be encouraged, as appropriate to the scale of development and the nature of the archaeological remains.

Policy SCLP11.7: Archaeology

An archaeological assessment proportionate to the potential and significance of remains must be included with any planning application affecting areas of known or suspected archaeological importance to ensure that provision is made for the preservation of important archaeological remains.

Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and/or deposition of the archive is more appropriate.

Archaeological conditions or planning obligations will be imposed on consents as appropriate. Measures to disseminate and promote information about archaeological assets to the public will be supported.

Parks and Gardens

11.45 Registered Parks and Gardens are identified as Designated Heritage Assets within the National Planning Policy Framework. In addition to these, Supplementary Planning Guidance (SPG) 6 identifies 21 parks and gardens of historic interest of 50 hectares or more, which are important within the Suffolk Coastal Local Plan area. The site size threshold is considered to be an appropriate measure for identifying parklands of Authority-wide significance. They are identified primarily for their historic landscape significance, and also contribute towards other objectives such as the protection and enhancement of habitats. Policy relating to historic parks and gardens identified as Non Designated Heritage Assets is contained with Policy SCLP11.6. The Council will keep the list of locally identified Historic Parks and Gardens under review and will designate further Historic Parks and Gardens where this is considered appropriate.

11.46 The criteria for identifying the existing Historic Parks and Gardens are set out below:

- The extent of parkland coverage is significant, or has been in the past, usually in excess of 50 hectares;
- The parkland either provides, or did so in the past, the setting of an historic house;
- The parkland's historical development is considered unique within the District;
- The parkland's evolution has been influenced by a notable landscape designer;
- The parkland contains fine examples of those features associated with historic parklands. These features are as follows:
    - Free standing parkland trees,
    - Parkland tree belts, clumps and woodland,
    - Exotic planting,
    - Avenues,
    - Hedges,
    - Grassland,
    - Lakes,
    - Fish ponds and stews,
    - Fountains, cascades and canals,
    - Moats,
    - Ha-has,
    - Parkland buildings,
    - Walls,
    - Kitchen gardens, and
    - Gatehouses, lodges and gateways;
- The parkland positively contributes to the wider, surrounding, landscape; and
- When lying adjacent to a settlement, the parkland provides an attractive setting and, indeed may have a relationship with that settlement.

The boundaries of Historic Parks and Gardens are defined by:

- That area currently forming the visual extent of parkland, and

- Any additional area which historically formed part of the extent of parkland and which continues to display remnants of that former park.



Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest

Within the plan area 7 parks are included in the National Register of Parks and Gardens of Special Historic Interest compiled by Historic England and have the status of Designated Heritage Assets:

- Campsea Ashe Park (Grade II* Listed)
- Henham Park (part in Suffolk Coastal) (Grade II Listed)
- Heveningham Hall (Grade II* Listed)
- Glemham Hall (Grade II Listed)
- Bawdsey Manor (Grade II Listed)
- Woodbridge Cemetery (Grade II Listed)
- Cliff Gardens and Town Hall Garden (Felixstowe) Grade II Listed)

Development proposals affecting these assets will be considered in relation to the policy on Designated Heritage Assets contained in the National Planning Policy Framework and guidance contained in Supplementary Planning Guidance SPG6 (or any subsequent Supplementary Planning Document).

The following historic parklands have been identified as being of plan area wide significance, and have the status of Non-Designated Heritage Assets. A major attribute of a parkland 'of note' is its extensive coverage within the landscape:

- Benhall Lodge Park, Benhall
- Boulge Park, Boulge
- Broke Hall Park, Nacton
- Carlton Park, Kelsale
- Cockfield Hall Park, Yoxford
- Easton Park, Easton
- Glemham House Park, Great Glemham
- Glevering Hall Park, Hacheston
- Grove Park, Yoxford
- Grundisburgh Hall Park, Grundisburgh
- Marlesford Hall Park, Marlesford
- Orwell Park, Nacton
- Rookery Park, Yoxford
- Sibton Park, Sibton
- Spa Gardens and Town Hall Gardens, Felixstowe
- Staverton Park, Wantisden
- Sudbourne Park, Sudbourne

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

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

Proposals affecting or within the designated and non-designated parks and gardens will be required to be accompanied by landscape design and management proposals, to ensure a high level of design, mitigation and enhancement is achieved.

Newbourne: Former Land Settlement Association Holdings

11.47 Newbourne is defined as a Small Village in the Settlement Hierarchy. The part of Newbourne which comprises the Former Land Settlement Association Holdings is a unique area within the plan area. The Land Settlement Association was set up in 1934 as an experimental scheme to provide unemployed workers from depressed industrial areas with employment on the land. The scheme and its legacy can still be seen in the number of large regular shaped plots, some of which still contain commercial scale greenhouses.

11.48 Due to its unique nature, Newbourne does not have a defined Settlement Boundary in the same way as other settlements in the plan area. It is considered that backland development, particularly for residential use, has the potential to harm the character of the village. Whilst it is preferable to maintain the plots and their associated horticultural and agricultural buildings in those uses, it is recognised that a number are not being used for their original purpose or have become derelict. There may be instances therefore where low key employment uses would be appropriate on the site of former horticultural and agricultural buildings, where this does not result in the functional or physical separation of the dwelling and the wider plot.

11.49 To retain the character, it is also important to continue to control changes which may occur through new dwellings or the replacement or enlargement of dwellings and consideration will be given to the impact on the character of the Former Land Settlement Association Holdings area of Newbourne in this respect.

Policy SCLP11.9: Newbourne - Former Land Settlement Association Holdings

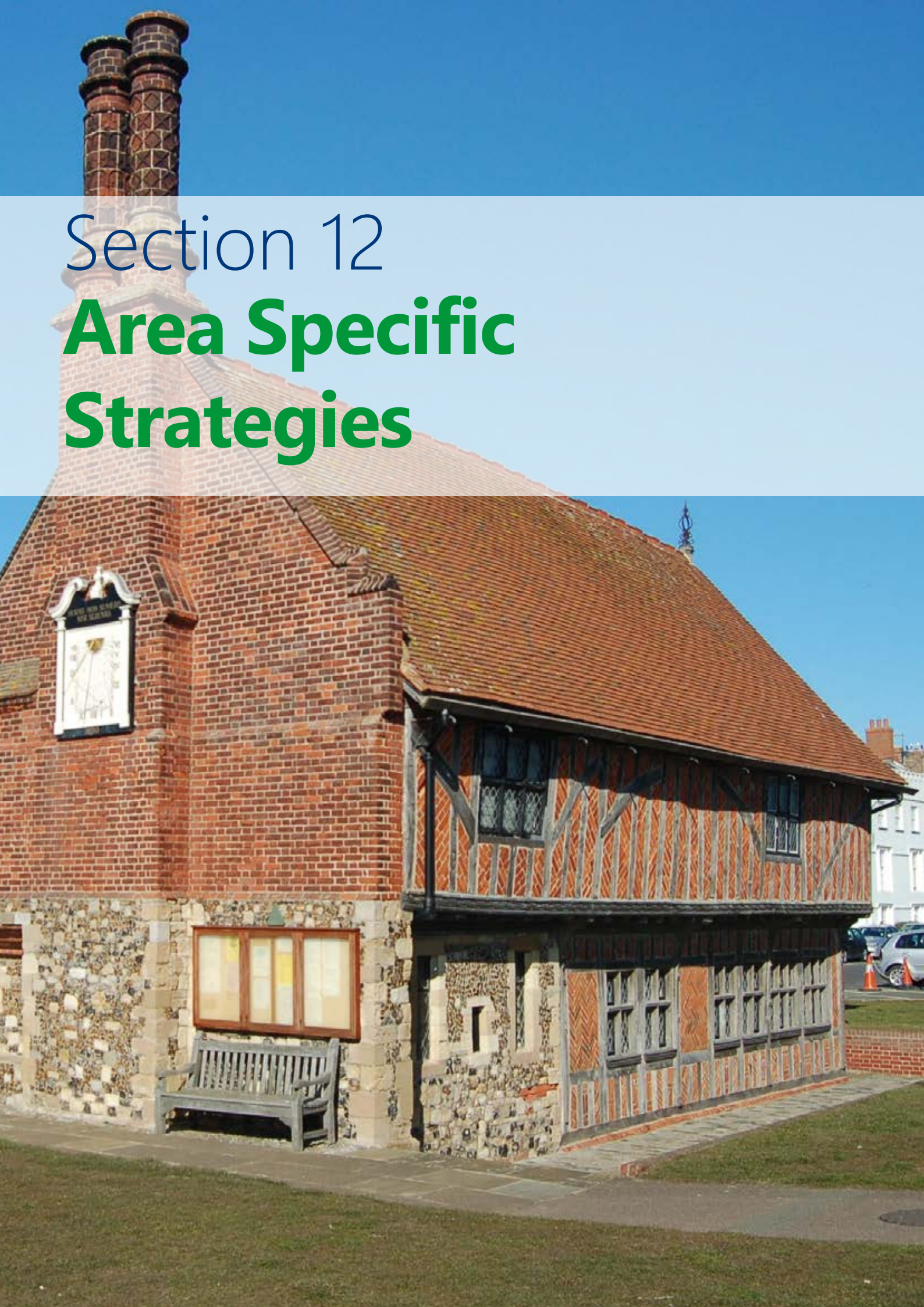
The Council will encourage the retention of suitable buildings in horticultural or agricultural use of those parts of the former Land Settlement Association Holdings shown on the Policies Map, not currently used or required in connection with the residential curtilages, taking account of any physical features which currently mark garden limits.

New employment uses on backland plots will be supported where:

a) It is demonstrated that the land and/or buildings are surplus to agricultural and horticultural requirements;
b) Any new or replacement buildings are of a scale and nature appropriate to the character of the Former Land Settlement Association Holdings area;
c) They do not result in physical separation of individual plots; and
d) They are of a suitable design and construction for the proposed use.

The erection of new or replacement dwellings, or extensions to existing dwellings or ancillary residential development will be supported where:

e) Their scale and design would not harm the character of the former Land Settlement Association Holdings area; and
f) In the case of new dwellings, it would represent infill development within the existing frontage and not result in backland development.



Section 12
Area Specific Strategies

12 Area Specific Strategies

12.1 This part of the Plan sets out the strategy for specific parts of the plan area 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 plan area.

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 Surrounding Ipswich
- Strategy for Aldeburgh
- Strategy for Framlingham
- Strategy for Leiston
- 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 Council has a supporting role in the production of the Plan. Across the plan area, 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.

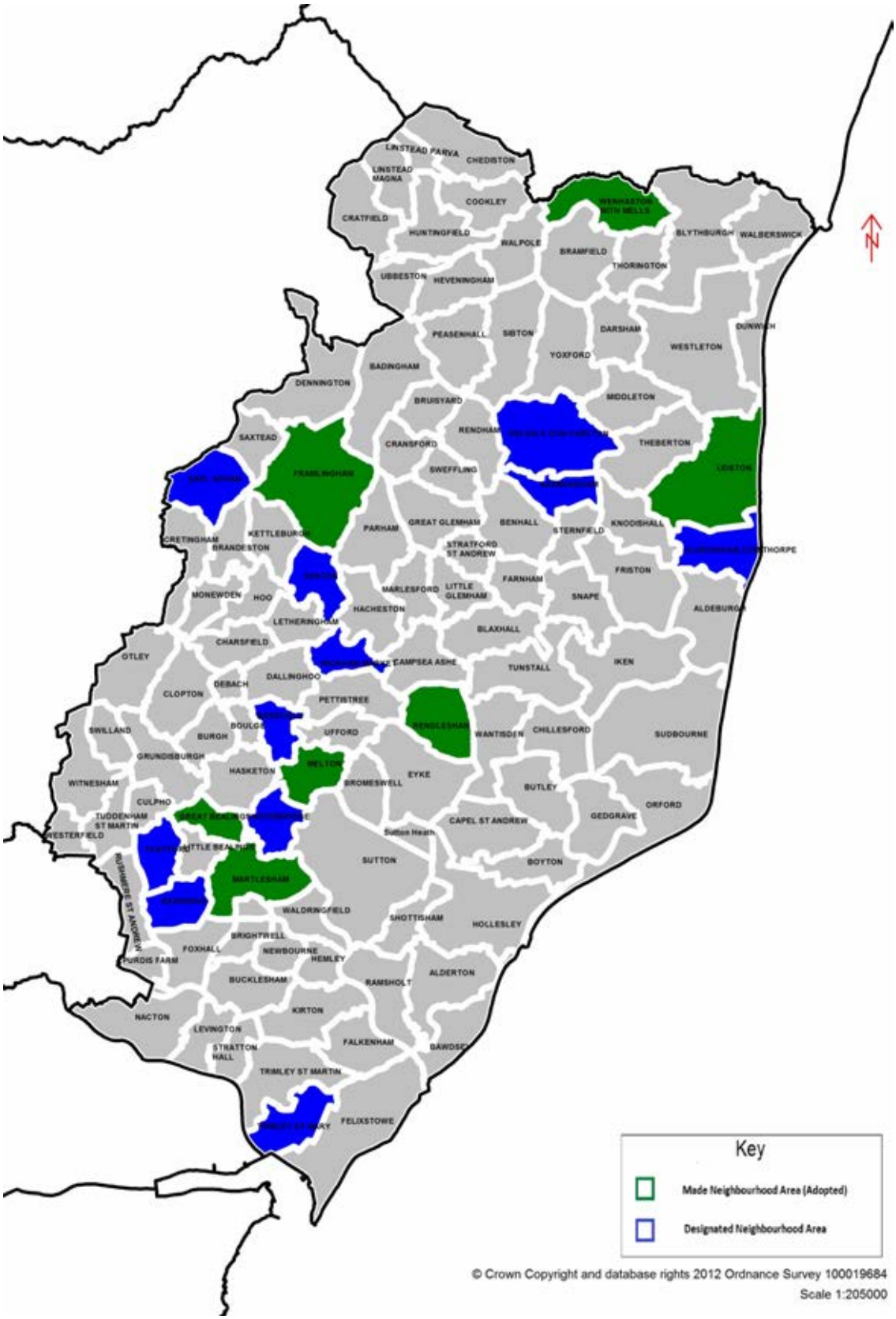
Table 12.1 Made Neighbourhood Plans in Suffolk Coastal Local Plan area

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	Neighbourhood Plan made 17 July 2018	2015 - 2030

Table 12.2 Neighbourhood Plans in progress in Suffolk Coastal Local Plan area

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

Designated Neighbourhood Plan areas in plan area (as at November 2018)



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Scale 1:205000

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 meet a set of 'basic conditions' including that it must be in general conformity with the strategic policies of the Local Plan and have regard to national policy, as well as complying with regulations relating to environmental assessment and the protection of habitats. 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 housing 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. Neighbourhood plans are expected to plan positively to deliver the housing requirements set out in Policy SCLP12.1. 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 In accordance with the National Planning Policy Framework, the Local Plan identifies policies which are strategic and those which are not strategic. Many of the policies in the Local Plan are 'strategic policies', and these policies together set the overall strategy for the pattern, scale and quality of development. In meeting the 'basic conditions' for Neighbourhood Plans, policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. Policies in the Plan do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate. Where policies are identified as not being strategic, as they relate solely to local or specific development management matters, Neighbourhood Plans which cover these topics will not need to demonstrate general conformity with these policies, however they must still have regard to any relevant parts of national policy. Appendix M of the Local Plan identifies whether policies are strategic or non-strategic.

12.8 Neighbourhood plans will need to consider the infrastructure requirements related to growth planned for in the Neighbourhood Plan. Infrastructure requirements related to the housing numbers 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.

12.9 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.

12.10 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 Mary 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 minimum housing requirements set out below:

Neighbourhood plan area	Minimum number of dwellings[61]
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. This is in addition to allocation Policy SCLP12.25.
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 Policy SCLP12.29 which allocates land for the South Saxmundham Garden Neighbourhood which will deliver approximately 800 dwellings[62].
Wenhaston with Mells Hamlet	25
Wickham Market	70 This is in addition to Local Plan allocation Policy SCLP12.60 (in Pettistree Parish, adjoining Wickham Market)

Where new Neighbourhood Plan areas are designated, minimum 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.

Should the housing growth identified for Neighbourhood Plans not be delivered, the Council will address this through a future Local Plan review.

[61] In addition to existing permissions, allocations and dwellings with resolution to grant (as at 31.3.18). See Table 3.5.

[62] The South Saxmundham Garden Neighbourhood is within the Benhall Parish and Saxmundham.

Site Allocations

12.11 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.

12.12 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 employment allocations on the A14/A12.

12.13 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.

12.14 Criteria for assessing a site's suitability were developed to align broadly with other local planning authorities in the Ipswich Strategic Planning 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.

12.15 The outcome of this site assessment work is presented in the Strategic Housing and Employment Land Availability Assessment (SHELAA).

12.16 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.

12.17 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.

12.18 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.

12.19 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 12.3 and Table 12.4).

Table 12.3: Site allocations carried forward from Site Allocations and Area Specific Policies Development Plan Document (January 2017)

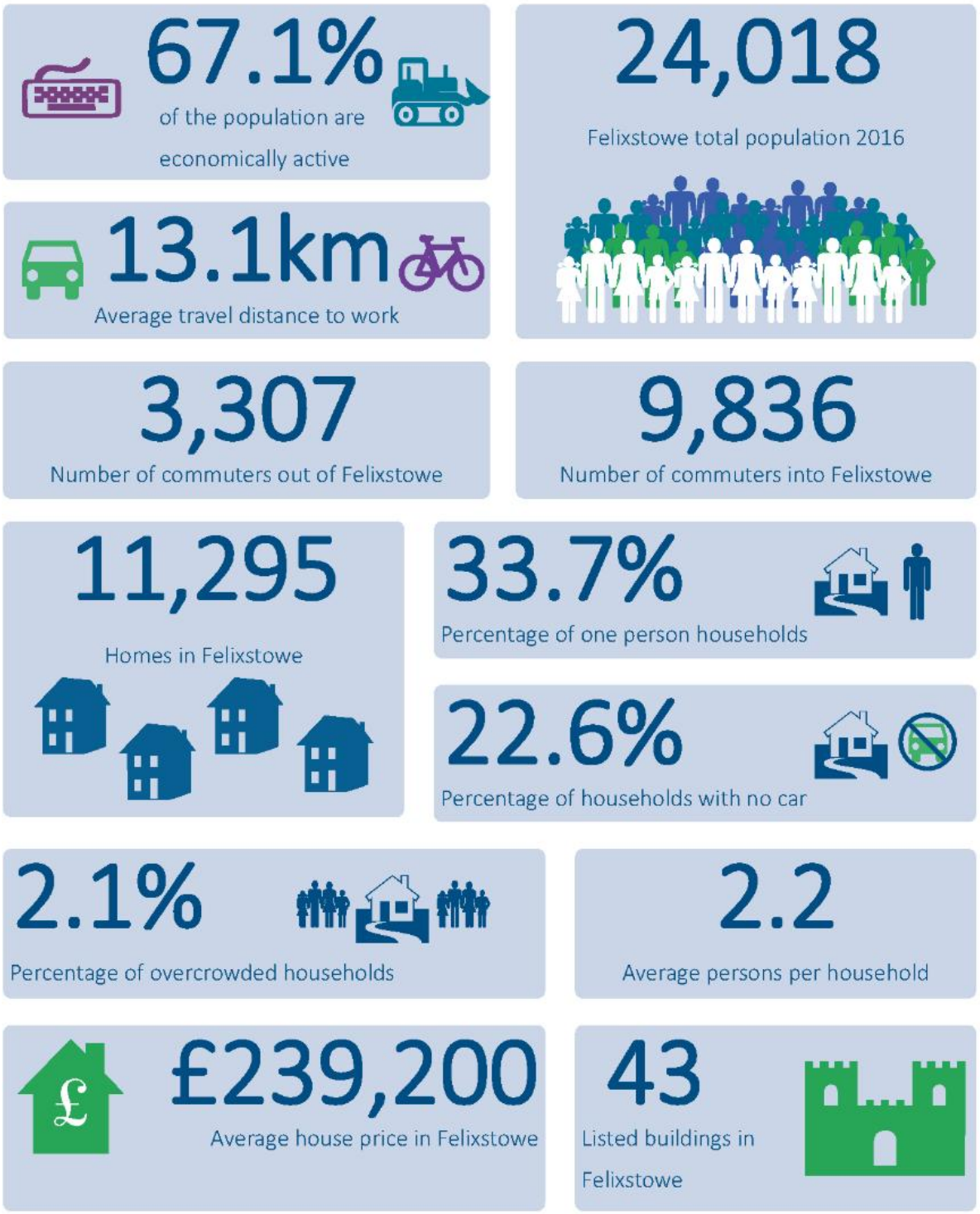
Reference number in Site Allocations and Area Specific Policies DPD
Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)
Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.42)
Policy SSP8 – Land opposite Townsfield Cottages, Dennington (Part of Policy SCLP12.49)
Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton (Policy SCLP12.52)
Policy SSP11 – Land north of Mill Close, Orford (Policy SCLP12.57)
Policy SSP12 – Land west of Garden Square, Rendlesham (Policy SCLP12.61)
Policy SSP13 – Land east of Redwald Road, Rendlesham (Policy SCLP12.62)
Policy SSP14 – Land north-east of Street Farm, Saxmundham (Policy SCLP12.30)
Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham (Policy SCLP12.63)
Policy SSP17 – Land south of Lower Road, Westerfield (Policy SCLP12.67)
Policy SSP19 – Land at Street Farm, Witnesham (Bridge) (Policy SCLP12.71)
Policy SSP20 – Ransomes, Nacton Heath (Policy SCLP12.21)
Policy SSP21 – Land at Silverlace Green (former airfield) Parham (Policy SCLP12.38)
Policy SSP22 – Former airfield Parham (Policy SCLP12.39)
Policy SSP23 – Former airfield Debach (Policy SCLP12.35)
Policy SSP24 – Bentwaters Park, Rendlesham (Policy SCLP12.40)
Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton (Policy SCLP12.36)
Policy SSP26 – Levington Park, Levington (Policy SCLP12.37)
Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market (Policy SCLP12.41)

Table 12.4: 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 (Policy SCLP12.6)
Policy FPP5: Land north of Conway Close and Swallow Close, Felixstowe (Policy SCLP12.4)
Policy FPP7: Land off Howlett Way, Trimley St Martin (Policy SCLP12.64)
Policy FPP9: Port of Felixstowe (Policy SCLP12.7)
Policy FPP10: Land at Bridge Road, Felixstowe (Policy SCLP12.8)
Policy FPP11: Land at Carr Road/Langer Road, Felixstowe (Policy SCLP12.9)
Policy FPP12: Land at Haven Exchange, Felixstowe (Policy SCLP12.10)

Strategy for Felixstowe

Key Statistics for Felixstowe[63]



[63] Data sources provided in Appendix I – Glossary and Acronyms.

12.20 Felixstowe is the largest settlement in the former Suffolk Coastal area. It is located on a peninsula bounded by the River Deben, River Orwell and the North Sea. The peninsula contains areas designated as being of national and international importance for landscape, the environment and nature conservation.

12.21 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 high quality buildings. This heritage is reflected in the two extensive Conservation Areas that serve to preserve and enhance the predominantly unlisted late Victorian and Edwardian architectural legacy of the resort. 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.

12.22 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. It is anticipated that over the plan period there will be further opportunities for social interaction and appropriate residential developments.

12.23 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 East Suffolk. 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.

12.24 Felixstowe is served primarily by the A14 and a limited number of local roads which provide connections to the rest of the District and beyond. In partnership with Suffolk County Council and Highways England, the Council will support opportunities over the plan period to promote sustainable forms of transport and mitigate transport related issues that may arise as a result of the cumulative impact of new developments within Felixstowe and the surrounding area.

12.25 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.

12.26 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, including opportunities to provide for biodiversity net gain. 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.

12.27 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.

12.28 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 with some areas being in the 10% most deprived areas in the country. Over the plan period, opportunities to address the levels of deprivation will be welcomed to provide a sustainable future for communities across the town.

12.29 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 to 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.

12.30 Felixstowe, like many other parts of East Suffolk 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 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 and employment 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.

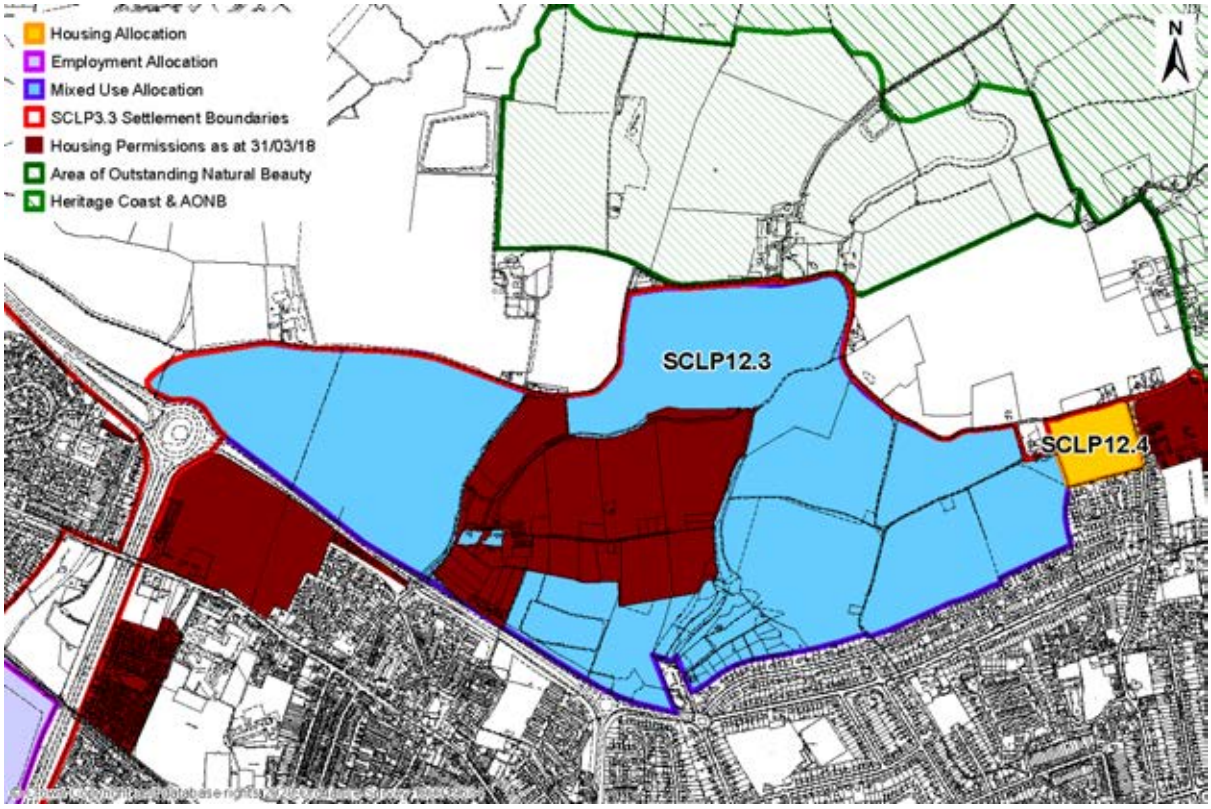
The strategy will seek to ensure that:

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 provided 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) Opportunities for sustainable forms of transport will be enhanced, and the cumulative impact of new developments will not create severe impacts on the existing transport network;
i) Car parking provision is maintained and enhanced through redevelopment opportunities to serve residents, visitors and tourists;
j) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;
k) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;
l) The risk of flooding and coastal erosion is carefully overseen through partnership working, mitigation and management;
m) 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; and
n) 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 a safe and inclusive community, and integration with the town and the surrounding countryside through enhancing green infrastructure networks.

North Felixstowe Garden Neighbourhood



12.31 The previous Local Plan (Core Strategy and Felixstowe Peninsula Area Action Plan) sought 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. The North Felixstowe Garden Neighbourhood encompasses 143ha, a comprehensive development of which is expected to deliver a leisure led development, provide up to 2,000 dwellings incorporating dwellings for older and younger people, affordable housing and self-build plots.

12.32 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. The masterplanning approach will ensure that the Candlet Road site is an integral part of the development.

Masterplan approach

12.33 It is essential that this Local Plan retains the principles of the previous Local Plan and the Council considers that in order to do this there is an opportunity to take a masterplan approach informed by public engagement and land owner collaboration. A masterplan will seek, to deliver a leisure led sustainable garden neighbourhood to the north of the existing built up area of Felixstowe. 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 be required. A masterplan approach covering the whole site will be used to inform individual planning applications for parcels of land as they come forward over the plan period.

12.34 The existing Felixstowe Leisure Centre and Brackenbury Sports Centre 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. As well as being able to provide a destination facility to attract tourists and visitors to Felixstowe. As part of the Council Leisure Redevelopment Programme, the purpose of which is to increase participation in health and well being activities across East Suffolk a new leisure centre as part of the Garden Neighbourhood will meet future needs. The creation of new leisure facilities will be delivered as part of the programme which provides redevelopment opportunities at Brackenbury Sports Centre (Policy SCLP12.5) and Felixstowe Leisure Centre (Policy SCLP12.16).

12.35 In spring 2018, the 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 responses to this consultation. Many respondents to the consultation felt the current facilities were inadequate with 68% identifying that they travelled to the existing 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 should redevelopment of existing provision take place on existing sites.

12.36 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 masterplan 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.

12.37 The Grove Woodland which comprises broad leaved semi natural woodland has many veteran trees and is an important area for wildlife and biodiversity along with the playing pitches and open space at Eastward Ho. The Grove Woodland and 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 masterplanning process these areas are to be retained for continued community uses, biodiversity and ecological importance. 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 masterplan process, opportunities to improve the quality and amount of recreational provision will be explored in conjunction with stakeholders.

12.38 The Garden Neighbourhood is 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) areas to mitigate any potential impact on the protected sites in the plan area.

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 areas for the Garden Neighbourhood is to be informed by locally relevant information and further provision of natural green space throughout the masterplan in accordance with the Habitats Regulations and the principles of Garden Cities. Development will also be expected to contribute to the Recreation Avoidance and Mitigation Strategy.

12.39 The services and facilities outlined as part of the masterplan 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.

Creating a community

12.40 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 masterplan it will be essential that residents have access to appropriate community facilities and key services such as policing are provided and integrated into the Garden Neighbourhood, with contributions provided to help improve and enhance existing facilities throughout Felixstowe. As the masterplan 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 masterplan approach, the opportunity is available to consider the enhancement, extension or re-provision of existing facilities such as playing fields and public rights of way which are currently found on the site.

12.41 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.

12.42 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 as part of a mix of affordable housing and open market housing. The masterplan approach should also provide for self-build dwellings.

12.43 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.

12.44 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 Felixstowe[64]. Through the creation of a masterplan, the Council along with Suffolk County Council will seek to ensure that appropriate provision to accommodate 630 primary school places and early years settings within the Garden Neighbourhood. The exact location of the primary school provision and early years settings will need to be considered early in the masterplanning stages, subject to further engagement with Suffolk County Council and landowners so that it takes into account the design and layout of the masterplan which is yet to be prepared.

12.45 Depending on the rate of delivery associated with the masterplan 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. A contribution via the Community Infrastructure Levy will be required towards improvements at Felixstowe Academy.

12.46 This site falls within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance provision, as set out in the Infrastructure Delivery Framework. A contribution will be requested through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Integration and connectivity

12.47 An important aspect of any masterplan 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.

12.48 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 masterplanned 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 masterplan 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.

12.49 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 masterplanned. 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 (pedestrian and cycling) 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

[64] Need identified in the Felixstowe Peninsula Area Action Plan (2017) along with Statements of Case prepared for the Candlet Road Planning Inquiry (2016).

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 landowners, Suffolk County Council and Highways England to establish the most appropriate highway access points. In terms of the wider highways network, 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. Transport modelling has also identified potential capacity issues at junctions on Garrison Lane. A Transport Assessment will need to consider the specific impacts and mitigation further. 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.

12.50 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, Policy SCLP12.7) through sustainable forms of travel.

12.51 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.

12.52 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 East Suffolk, the allotments provide a successful community facility in a location well related to the existing Felixstowe communities. Through the masterplan it will be important to consider the contribution the allotments make to the environment and community well being. The masterplan approach provides the opportunity to consider the enhancement and/or increased provision of allotments to serve the existing and future residents of Felixstowe.

12.53 A Heritage Impact Assessment has been undertaken to assess the sensitivity of the heritage surrounding the site to development. The assessment has highlighted that there are a number of Listed Buildings outside but in close proximity to the northern boundary of the site, notably the Grade II Listed Candlet 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.

Comprehensively delivering sustainable development

12.54 To ensure that the Garden Neighbourhood accords with the principles of sustainable development, consultation feedback and evidence has highlighted a variety of site specific issues that need to be considered as the masterplan evolves.

12.55 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 masterplan 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. Any proposals for development must be accompanied by a site-specific Flood Risk Assessment.

12.56 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.

12.57 Additional floorspace for primary care will need to be provided to meet growth planned in the Felixstowe area and therefore a contribution through the Community Infrastructure Levy will be required towards enhancements in provision. Strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.58 Suffolk Constabulary have identified the need for funding for new police facilities as detailed in the Infrastructure Delivery Framework, incorporating new floor space at the Felixstowe Safer Neighbourhood Team Police Offices, Police Community Support Officers, equipment and police vehicles.

12.59 There are existing water mains and sewers in Anglian Water's ownership within the boundary of the masterplan. Individual development parcels will need to give this consideration when bringing forward detailed proposals and the 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.

12.60 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve proposed development. 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. Solutions will need to be considered at the masterplanning stage.

12.61 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 are expected to be supported

by evidence considering the suitability for prior extraction, as directed by the Policy, 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.

12.62 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 the Local Plan 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 masterplan 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 Masterplan 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 630 primary school spaces 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 open space provision for both informal and formal recreational opportunities through retained space, re-provision, enhancement or new provision;
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) Project level Habitats Regulations Assessment will be required, and requirements for Suitable Alternative Natural Greenspace to be provided;
g) Biodiversity networks and habitats to be preserved and enhanced, including measures to enhance biodiversity within housing areas;
h) Measures to sustain, and where possible enhance or better reveal the significance of heritage assets and their settings, having regard to the conclusions of the Council's North Felixstowe Garden Neighbourhood Heritage Impact Assessment;
i) Proportionate archaeological assessment;
j) A site-specific Flood Risk Assessment;
k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
l) Community Hub comprising a variety of services and facilities* to be created in accessible locations;
m) A network of pedestrian, cycling and vehicular routes that provide connectivity and movement across the Garden Neighbourhood and with adjacent areas whilst protecting and enhancing local Quiet Lanes;
n) Provision of new vehicular access points off Candlet Road and/or improvements to existing

accesses supported by further access for pedestrian and cycle traffic in other locations;

o) Design and layout that supports inclusive use and a dementia friendly environment;

p) 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;

q) Employment land for high quality non-port related small business units;

r) Retirement dwellings comprising care home extra care / sheltered dwellings;

s) Up to 2,000 dwellings (including 560 with outline planning permission, as shown on the Policies Map), 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;

t) Assessment of the impacts of Garden Neighbourhood proposals on the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and

u) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.

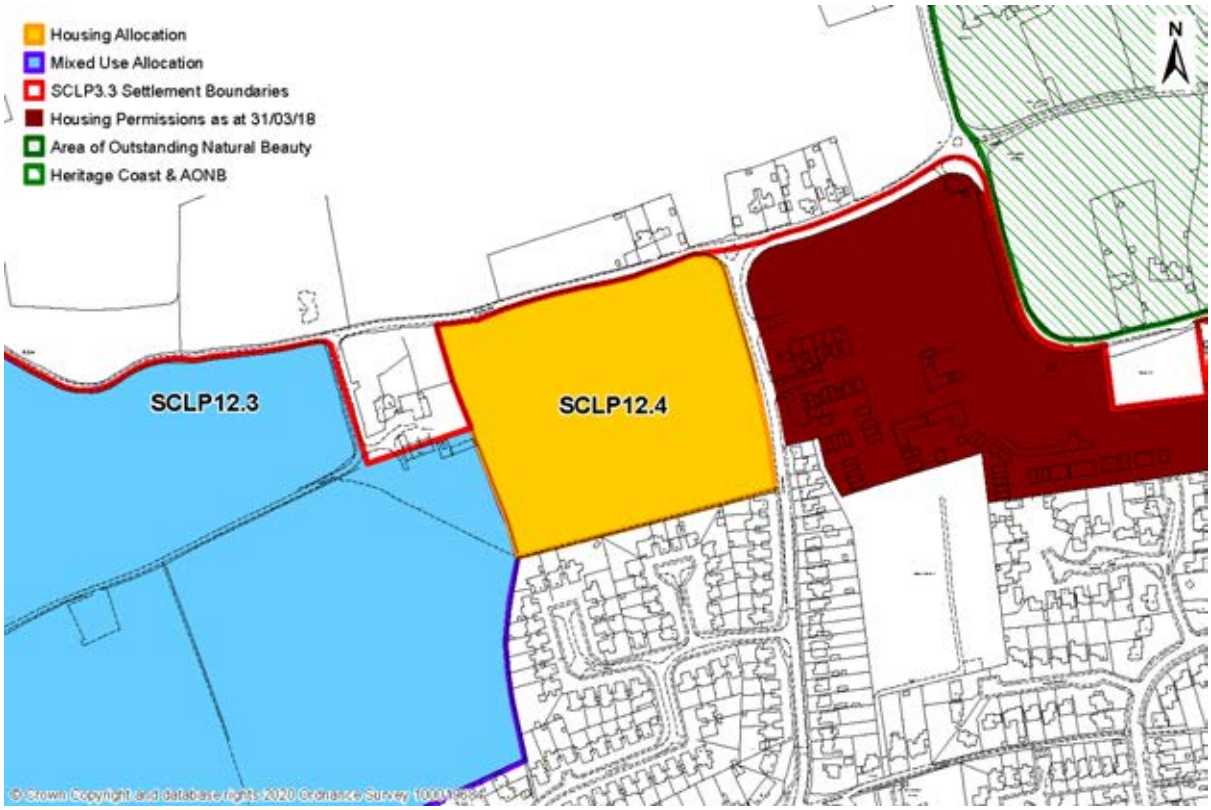
The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions. Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.

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

* 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



12.63 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). This site is allocated for development of approximately 150 dwellings.

12.64 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. Understanding the potential impact on the natural beauty and special qualities of this area and identifying appropriate mitigation measures to be delivered on site will be necessary to help conserve and enhance the nationally designated landscape.

12.65 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.

12.66 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.

12.67 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.

12.68 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.

12.69 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.

12.70 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.

12.71 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.

12.72 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. A contribution will be requested via the Community Infrastructure Levy towards improvements at Felixstowe Academy.

12.73 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.

12.74 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. A contribution through the Community Infrastructure Levy towards additional primary care floorspace will be requested. Given the close proximity of this site to the proposed

North Felixstowe Garden Neighbourhood, strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.75 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. The Water Cycle Study also 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.

12.76 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.

12.77 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance provision, as set out in the Infrastructure Delivery Framework. A contribution will be requested through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

12.78 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.

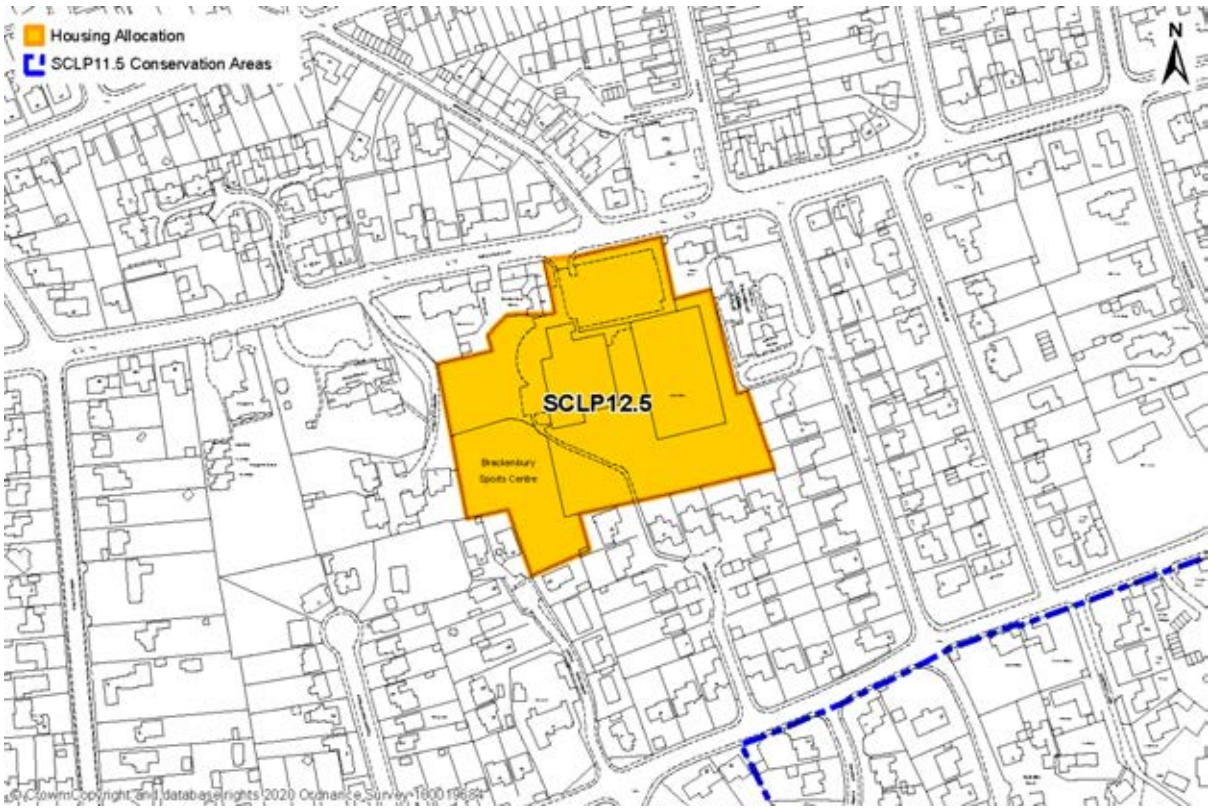
12.79 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the cumulative impacts of the developments in this part of Felixstowe.

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

3.83ha 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 Suffolk Coastal 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) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
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;
m) A financial contribution towards the provision of a new primary school and new early years settings in Felixstowe;
n) A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and
o) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land at Brackenbury Sports Centre



12.80 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.

12.81 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.

12.82 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. A Transport Assessment will need to consider the cumulative impacts of the development with other development in Felixstowe.

12.83 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. Development should preserve the setting of surrounding Listed Buildings, with particular regard to Grade II Tyndale House.

12.84 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.

12.85 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. A contribution will be requested via the Community Infrastructure Levy towards improvements at Felixstowe Academy.

12.86 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.

12.87 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.

12.88 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.89 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.

12.90 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.

12.91 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance provision, as set out in the Infrastructure Delivery Framework. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

12.92 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

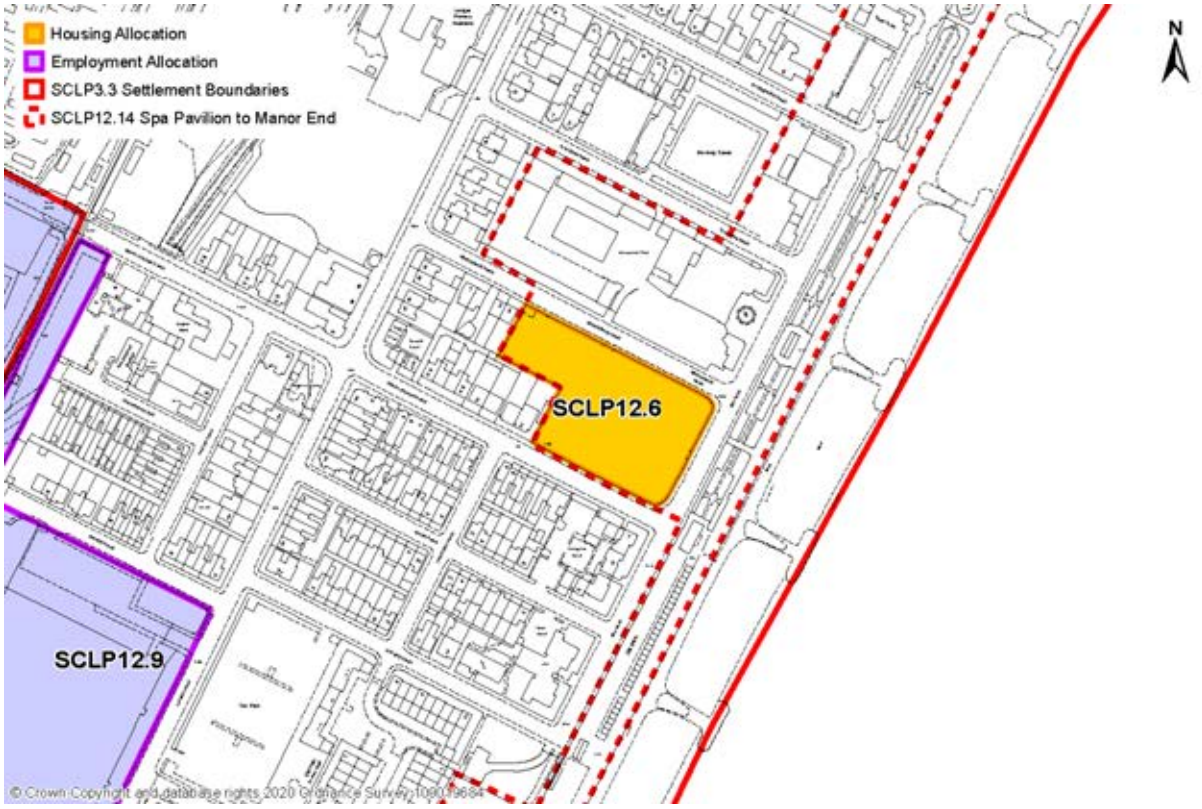
1.8ha of land on the site of Brackenbury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.

Development of this site will not come forward until new leisure facilities with equivalent or better provision in terms of quantity and quality 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, and enhancements to, 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;
g) A site-specific Flood Risk Assessment is required;
h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
i) Design, layout and landscaping of the development should be carefully designed to preserve the setting of the adjacent Grade II Listed Tyndale House; and
j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Sunday Market Site, Sea Road, Felixstowe



12.93 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site is allocated for development of approximately 40 dwellings. 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.

12.94 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.

12.95 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.

12.96 The rear of the site is adjacent to existing residential properties on Micklegate Road and Beach Station Road. Redevelopment of this site needs to be sympathetic to the existing residential properties in respect of scale, setting and design to ensure that the quality of life of existing residents is safeguarded and that future uses on this site are complementary to the established uses.

12.97 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.

12.98 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.

12.99 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.

12.100 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. A contribution will be requested via the Community Infrastructure Levy towards improvements at Felixstowe Academy.

12.101 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. A contribution through the Community Infrastructure Levy towards additional primary care floorspace will be requested. Given the close proximity of this site to the proposed North Felixstowe Garden Neighbourhood, strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.102 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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.

12.103 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.

12.104 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.

12.105 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance provision, as set out in the Infrastructure Delivery Framework. A

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

12.106 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.

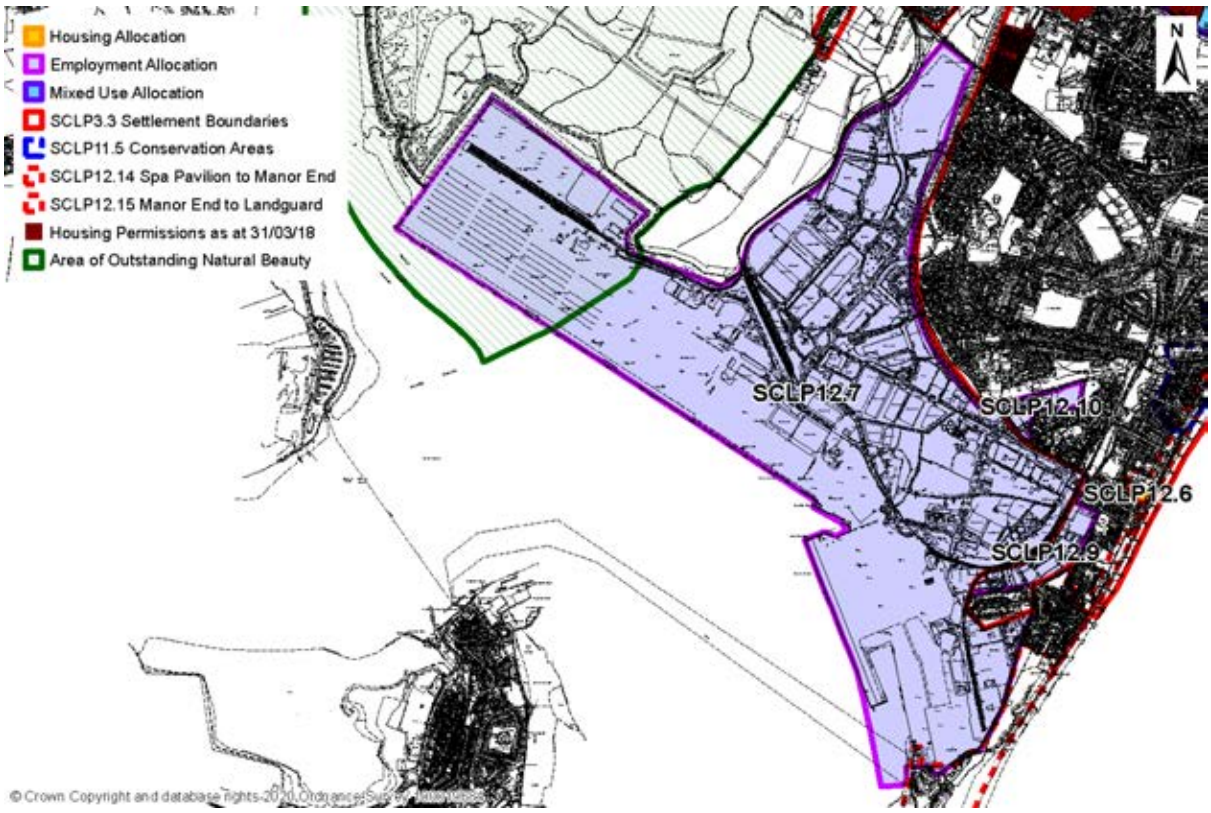
Policy SCLP12.6: Land at Sea Road, Felixstowe

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) A financial contribution towards the provision of new early years settings in Felixstowe;
f) Reduce nearby flood risk by attenuation of water on-site (if infiltration is not feasible);
g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
h) Consideration needs to be given to relocation of the market; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Port of Felixstowe



12.107 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site is identified for port related employment uses, Proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.108 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 the former Suffolk Coastal area.

12.109 Employment opportunities across the Felixstowe Peninsula are dominated by the Port of Felixstowe. The New Anglia LEP Norfolk and Suffolk Economic Strategy (2017), 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.

12.110 The East Inshore and East Offshore Marine Plans [65]support port growth and development to protect the economic interest of the port whilst seeking to prevent development which may restrict the ability to respond to future growth opportunities that the Port of Felixstowe may consider.

12.111 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.

12.112 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.

12.113 Ensuring that there is sufficient infrastructure to support the Port of Felixstowe will be fundamental to the continued success of the Employment Area.

12.114 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.

12.115 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 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.

12.116 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

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

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 Council.

Policy SCLP12.7: Port of Felixstowe

The Port of Felixstowe is identified on the Policies Map as an existing 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



12.117 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.118 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.

12.119 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.

12.120 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.

12.121 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

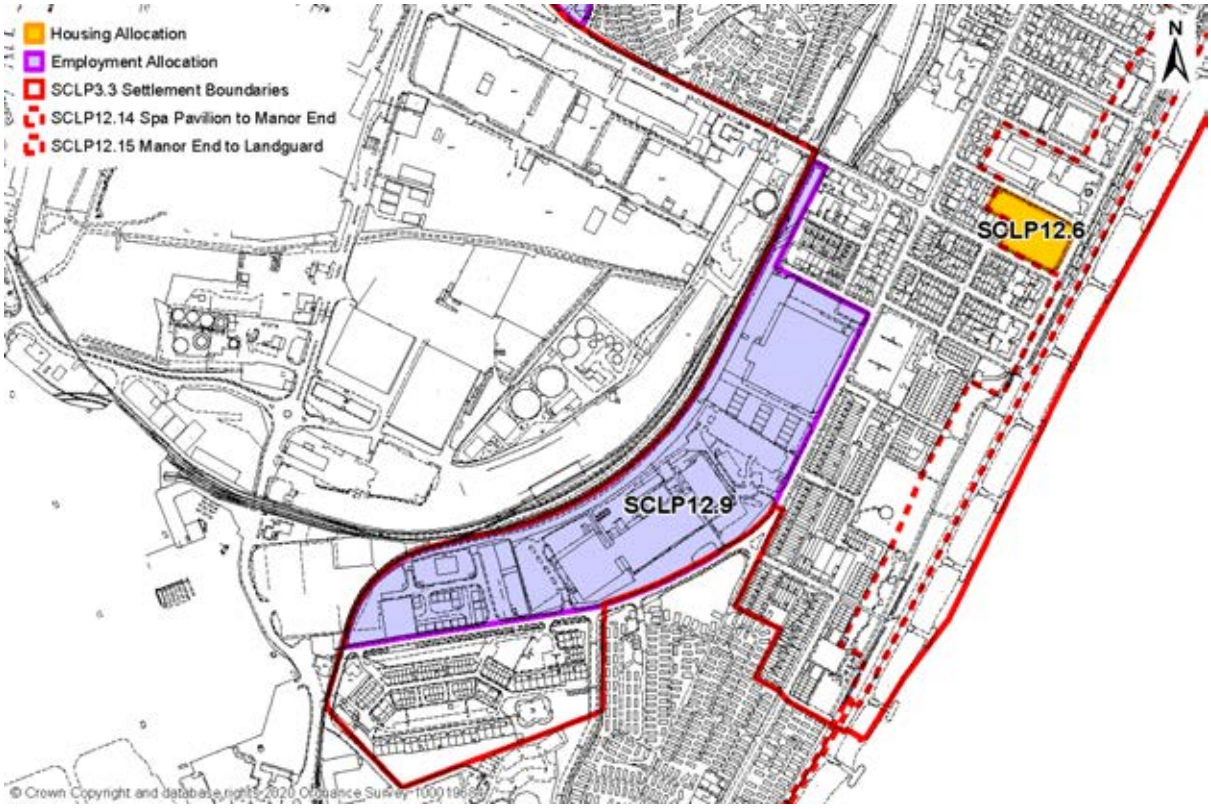
Policy SCLP12.8: Land at Bridge Road, Felixstowe

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) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
f) Landscaping of boundaries to be introduced to enhance the appearance of the site;
g) Hours of operation to be limited by planning condition to resist over intensification; and
h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land at Carr Road/Langer Road, Felixstowe



12.122 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.123 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.

12.124 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.

12.125 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.

12.126 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.

12.127 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the

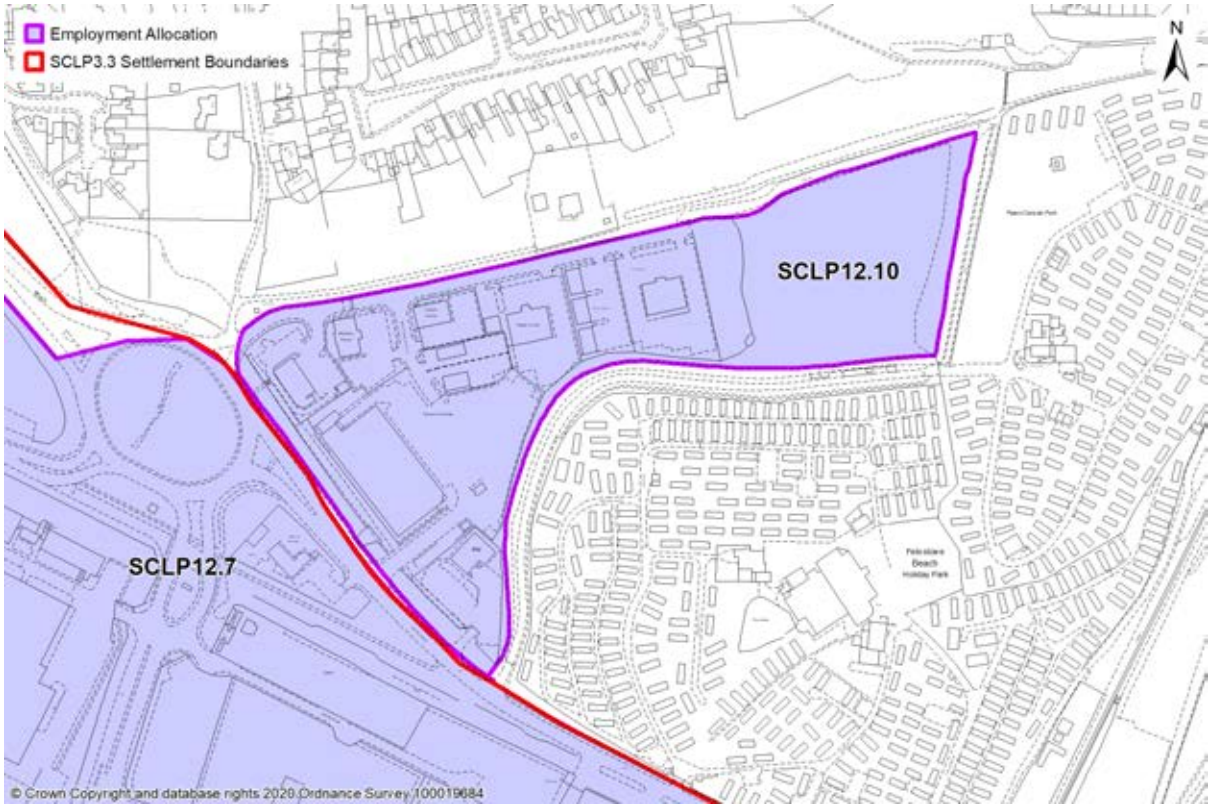
proposed development. The Cross Boundary Strategic Flood Risk Assessment between Suffolk Coastal District Council and Waveney District Council and the Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identify this site as being within Flood Zone 3. 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) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
g) Ensure that the risk of odour and other amenity impacts from Felixstowe Water Recycling Centre is not detrimental to the amenity of occupants and to ensure that new development does not give rise to unreasonable restrictions being placed on the continuous operation of Felixstowe Water Recycling Centre. Where there is a potential impact on amenity, evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the employment land and that any mitigation can be achieved without detriment to the continuous operation of Felixstowe Water Recycling Centre;
h) Hours of operation to be limited by planning condition to resist over-intensification of uses; and
i) Landscaping of boundaries to be introduced to enhance the appearance of the site.

Land at Haven Exchange



12.128 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.129 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.

12.130 On the northern boundary is the Peewit Hill area of open space. 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.

12.131 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.

12.132 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.

12.133 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.

12.134 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; Air Quality assessment required;
h) Consideration of the IP / HP apparatus crossing the site; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Felixstowe Sea Front

12.135 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.

12.136 Felixstowe is the largest tourist resort in the former Suffolk Coastal area 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 provision is not sufficient to meet demand which can result in conflicts 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.

12.137 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.

12.138 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 help to ensure Natural England's requirements are met in respect of a Coastal Path around England.

12.139 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 Manor End
- Manor End to Landguard

12.140 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

12.141 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.

12.142 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.

12.143 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 houseboat 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

12.144 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.

12.145 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.

12.146 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.

12.147 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 supporting 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

12.148 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.

12.149 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 except in exceptional circumstances, such as providing significant economic benefits to the resort.

Spa Pavilion to Manor End

12.150 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.

12.151 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.

12.152 Maintaining the active commercial frontages on the ground floor with a focus on tourist activity is fundamental to the local 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.

12.153 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 masterplan approach for North Felixstowe Garden Neighbourhood.

12.154 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 Manor End

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 make a positive contribution to the significance of the two Conservation Areas, and respect the Registered Gardens and the Victorian and Edwardian architectural heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.

Manor End to Landguard

12.155 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.

12.156 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.

12.157 The Landguard Partnership[66] 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.

12.158 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: Manor End to Landguard

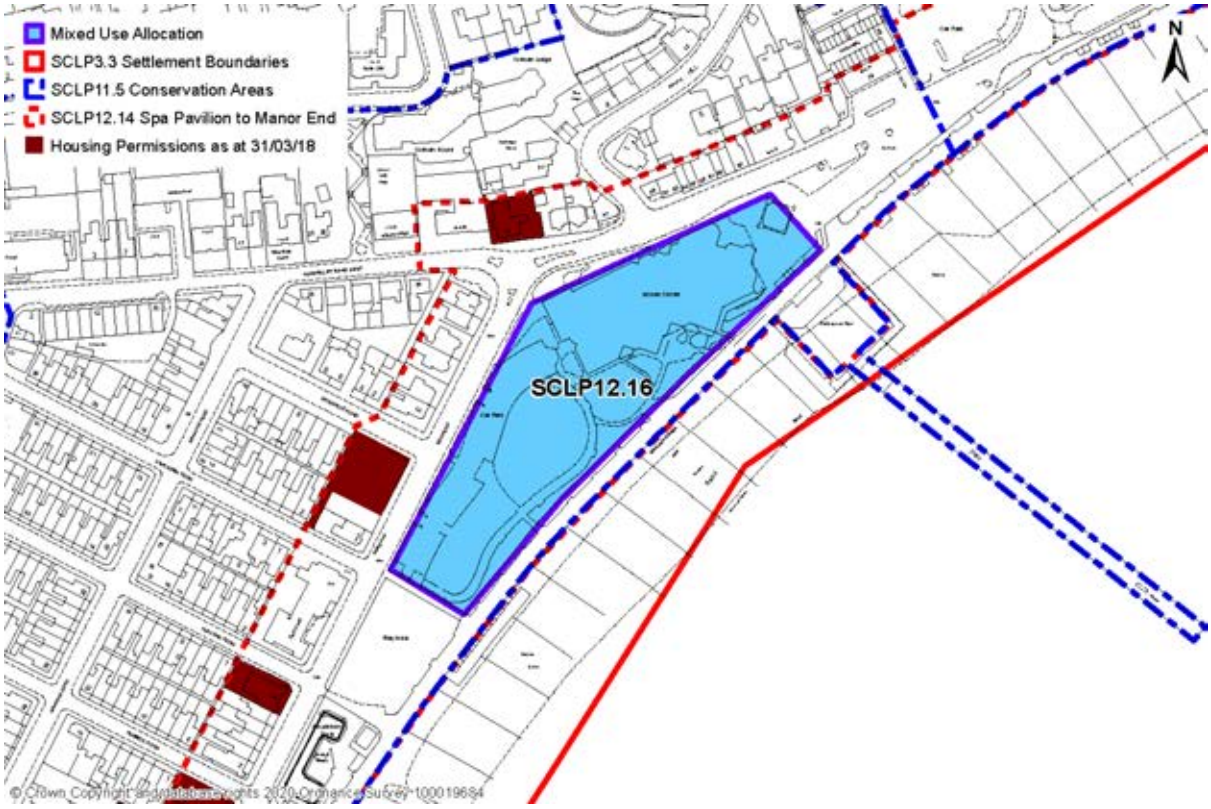
The Landguard Peninsula is a key contributor to the tourism offer in Felixstowe but is an area where visitor numbers and attractions need to be balanced with the protection of the Scheduled Monument, and maintain the favourable condition of the Site of Special Scientific Interest and Local Nature Reserve.

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.

[66] Members of the Landguard Partnership are East Suffolk 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



12.159 Land at Felixstowe Leisure Centre encompasses 1.25ha, redevelopment of which is expected to provide resort, tourist and visitor uses in support of both the day and night time economy and complementary to Felixstowe Town Centre.

12.160 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.

12.161 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.

12.162 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.

12.163 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.

12.164 Any future redevelopment of this site will need to make a positive contribution to the Conservation Area and architectural heritage of Felixstowe and provide built form that includes 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 predominant use may provide additional opportunities as part of any future redevelopment of this high profile location.

12.165 Car parking provision in this part of Felixstowe at peak times 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.

12.166 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.

12.167 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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 and 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 with equivalent or better provision in terms of quantity and quality 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 adversely impact the town centre;
c) Improved public realm and accessibility;
d) Design and layout which complements the prominent seafront location and makes a positive contribution to the significance of the Conservation Area;
e) A site-specific Flood Risk Assessment is required;
f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available
g) No reduction in car parking spaces;
h) Supports both the day time and night time economy; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Tourism Accommodation

12.168 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 plan area 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 tourism accommodation does not need to be confined to sea front locations.

12.169 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.

12.170 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.

12.171 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 large parts of these sites are in areas at risk from flooding.

12.172 The Habitats Regulations Assessment has identified tourism development could lead to a significant increase in visits to the estuaries, with some parts of the Orwell estuaries potentially accessible on foot, depending on the location of the proposal. A project level Habitats Regulations Assessment will therefore be required.

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 villages;
c) There are no material adverse impacts on the environment or residential amenity; and
d) They include flood mitigation measures.

A project level Habitats Regulations Assessment will be required.

Strategy for Communities Surrounding Ipswich

12.173 The county town of Ipswich lies to the south of the Local Plan area. 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 plan area 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 Centre[67] within the Settlement Hierarchy.

12.174 Employment opportunities in this part of the plan area 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.

12.175 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 former Suffolk Coastal District alongside the necessary social and community infrastructure. Consultation responses have highlighted the pressure that some of these facilities are currently under.

12.176 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 plan area 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 East Suffolk are realised over the plan period.

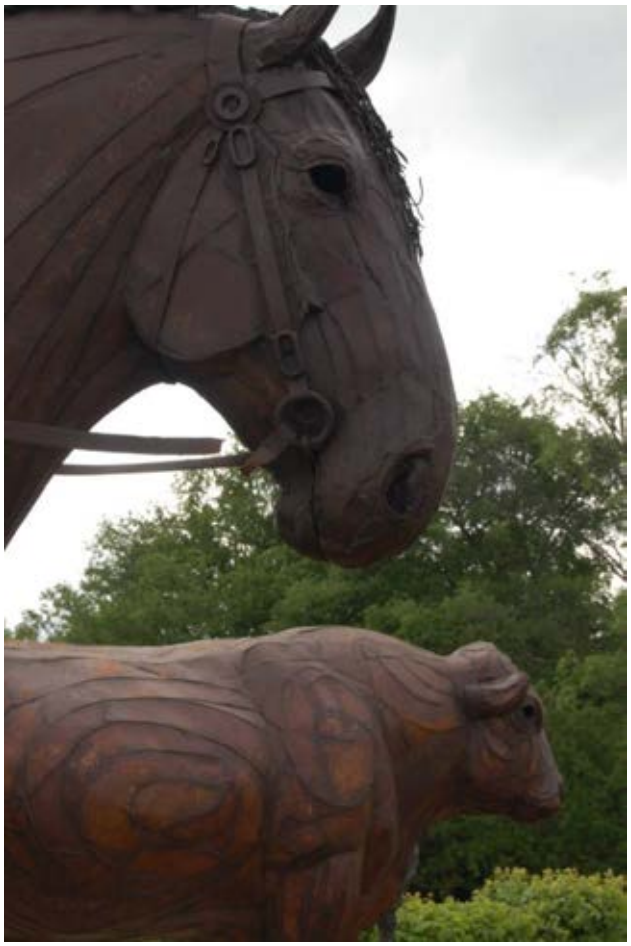
12.177 The communities surrounding Ipswich are generally well served by public transport opportunities and the provision of infrastructure which promotes walking and cycling. Areas of residential development, employment sites and community facilities are accessible by public transport, walking and cycling 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

[67] 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.

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 East Suffolk.

12.178 Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues and the ISPA authorities agree that robust steps must be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. The Council will work with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.

12.179 Communities in this part of the plan area 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 masterplan 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. 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 to 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.



12.180 This part of the plan area 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 plan area will need to be monitored as development comes forward.

12.181 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

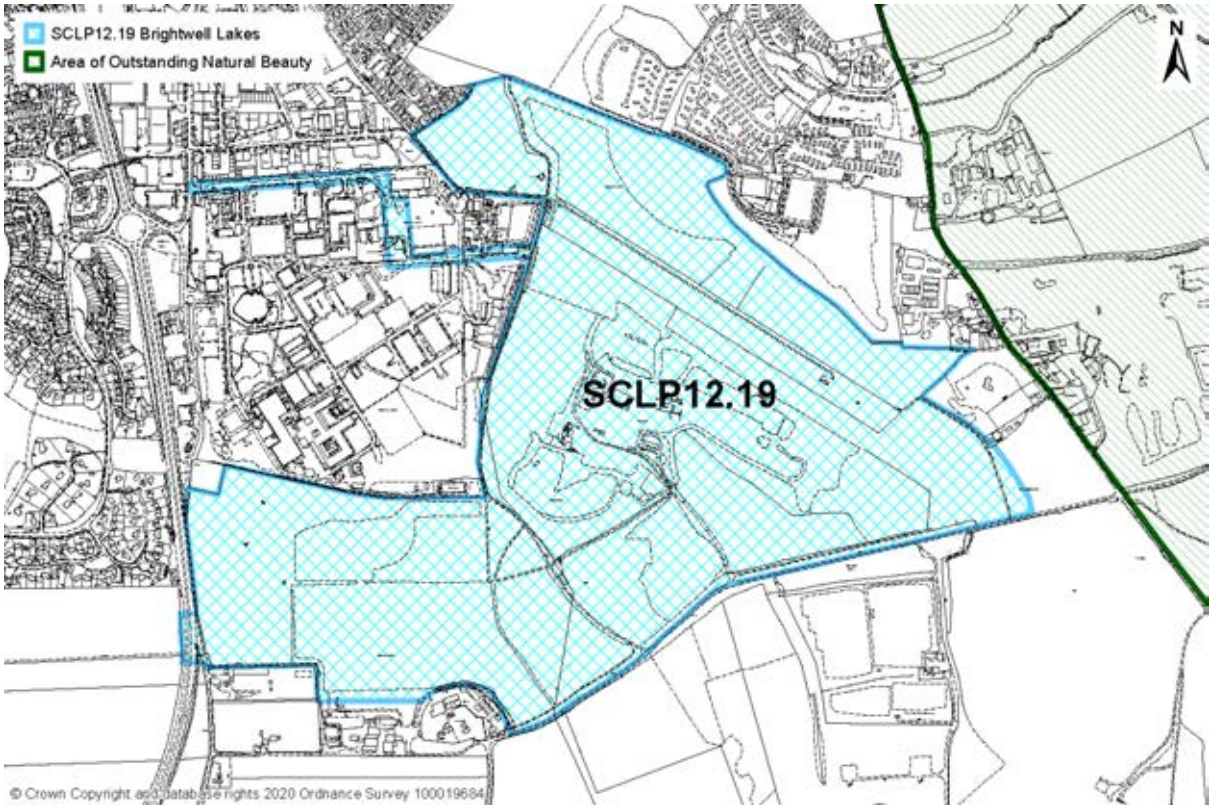
The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the plan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

Provision of appropriate community infrastructure, education facilities and public transport will be supported where the needs are clearly demonstrated. Development will be expected to maximise its contribution to sustainable transport and promotion of modal shift in order to contribute to the delivery of new and enhanced sustainable transport measures in and around Ipswich.

Residential developments will be limited to the proposal at Brightwell Lakes, land at Humber Doucy Lane to come forward alongside land in Ipswich Borough, the provision of housing in association with redevelopment of the Police Headquarters site and development within the Settlement Boundaries consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or development identified 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



12.182 The Core Strategy outlined an area of strategic development to the south and east of Adastral Park. In 2018, the Council approved an outline masterplan (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 accesses and associated infrastructure. The physical extent of the area subject to outline planning permission is shown on the Policies Map.

12.183 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.

12.184 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 in conjunction with Natural England to ensure that visitor pressure on the European sites is not causing any likely adverse effects.

12.185 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. Provision of a Heritage Park, in substantial accordance with the design principles of the concept diagram (Drawing No: 3167712) conditioned with the outline permission (DC/17/1435/OUT), will help to ensure development respects the

historic environment. The design principles set out in the aforementioned concept diagram aim to create an attractive formal park style setting to heritage assets overlooked by homes while maintaining key views through the development.

12.186 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.

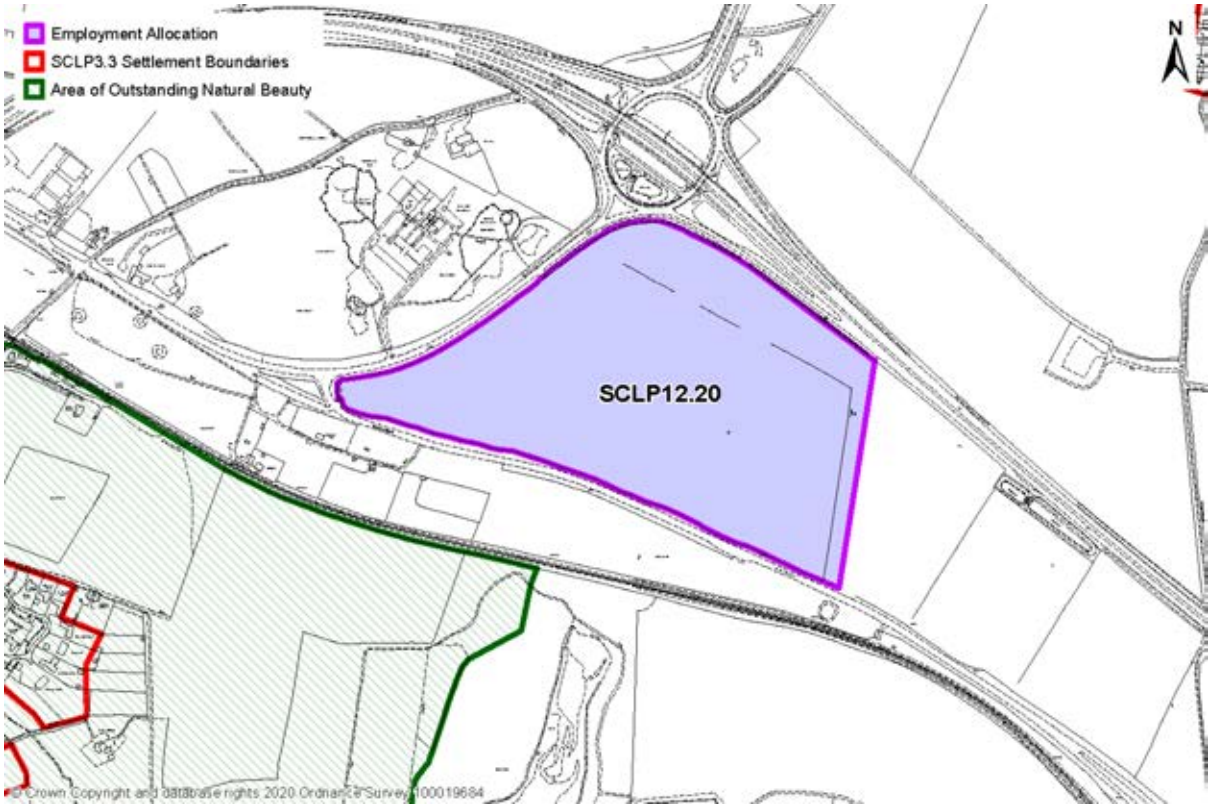
12.187 Opportunities to connect and integrate Brightwell Lakes with surrounding communities through its community cohesion strategy will be encouraged and required. Opportunities to connect and integrate with the surrounding communities will be encouraged in accordance with the Martlesham Neighbourhood 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;
p) Upgrades to the waste water treatment (foul sewerage) network; and
q) Provision of a Heritage Park to preserve the significance of the Scheduled Monument bowl barrow and non-designated heritage assets along with protection of other Scheduled Monuments on and surrounding the site.

Land at Felixstowe Road, Nacton



12.188 Land at Felixstowe Road encompasses 22.5ha and is identified as an allocation for B1 and B2 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 East Suffolk 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).

12.189 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. 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.

12.190 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 area.

12.191 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 and Scheduled Monuments 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, which is of outstanding local importance. 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.

12.192 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 are expected to be supported by evidence considering the suitability for prior extraction, as directed by the Policy, 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.

12.193 The area'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 area 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.

12.194 In the context of changing retail supply chain processes related to new customer technologies, proposals which provide small scale storage and distribution (B8 uses) 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.

12.195 Development proposals at Felixstowe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. The Cross Boundary Water Cycle Study 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 should demonstrate no severe impact on the A12 and the A14 and local road network. Opportunities to enhance the capacity of the 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 be expected to provide a high quality and well screened business destination appropriate to the site's location in the setting of the AONB and the nearby cluster of Scheduled Monuments that form part of Seven Hills barrow cemetery, in terms of scale, massing, materials and lighting. A lighting strategy will be required as part of any proposals. Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessment. A proportionate archaeological assessment will be required.

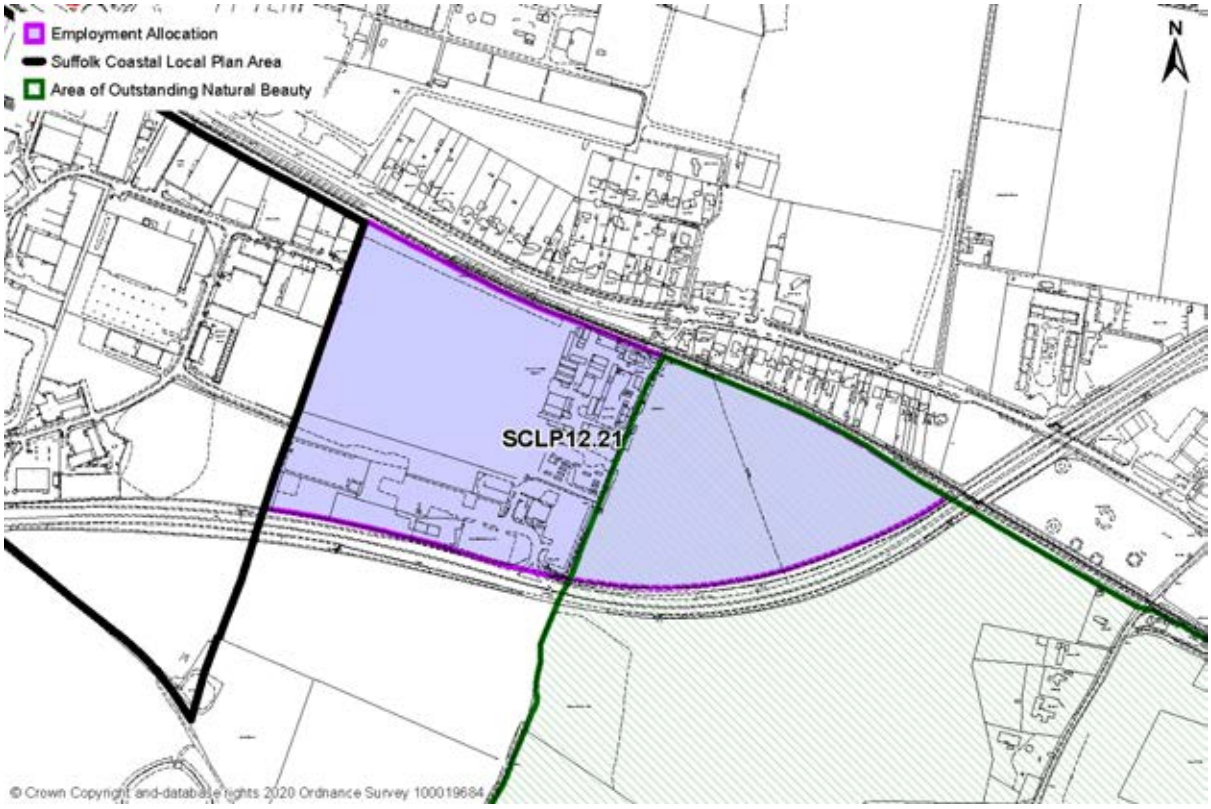
Buildings will be expected to provide a high quality attractive environment with areas of green infrastructure. Opportunities to encourage and enable travel to the site by walking and cycling must be realised along with measures to encourage travel to the site by public transport. Opportunities to enhance 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, will be permitted where 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.

A site-specific flood risk assessment will also be required as the site is over 1ha. Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available. Proposals should also provide confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.

Ransomes, Nacton Heath



12.196 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for employment uses.

12.197 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.

12.198 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/17/4257/OUT which relates to 26.6ha of the site.

12.199 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.

12.200 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 masterplanning or consultation with the Partnership.

12.201 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.

12.202 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.

12.203 Anglian Water require any developer to demonstrate that foul sewerage can be adequately dealt with.

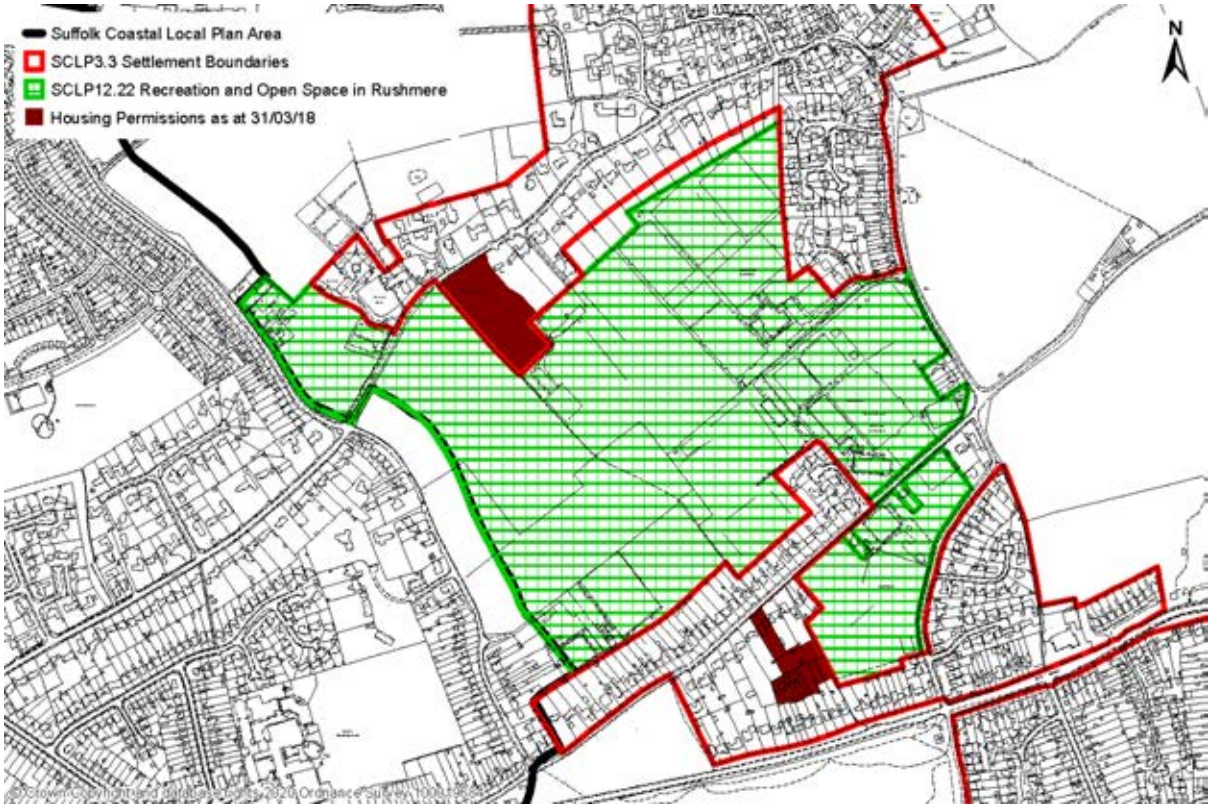
Policy SCLP12.21: Ransomes, Nacton Heath

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, informed through Landscape and Visual Impact Assessment;
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) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity 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;
j) A site-specific Flood Risk Assessment is required; and
k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Recreation and Open Space in Rushmere



12.204 Within this part of the plan area, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space, sport and recreation areas or 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.

12.205 Much of the land is in use as playing pitches and associated buildings and other infrastructure, occupied by a number of sporting clubs and organisations. The continued provision and enhancement of sports and recreation facilities in this location should enable the separation of Rushmere village and Ipswich to be maintained, through the presence of formalised green spaces. Ipswich Town Football Club have had a presence on land north and south of Playford Road for nearly three decades, and there also remains evidence of former uses on some of this land, including through the presence of currently unused areas of land.

12.206 Over the plan period, the provision of sport and recreational facilities, both public and privately accessible, will therefore be supported and retained for the benefit of the community and local sports clubs and associations, as well as avoiding the coalescence of settlements. Development associated with the provision of sports and recreation may include for example related educational facilities, where this is ancillary to the provision of outdoor sports and recreation, and maintains the separation of Rushmere village and Ipswich.

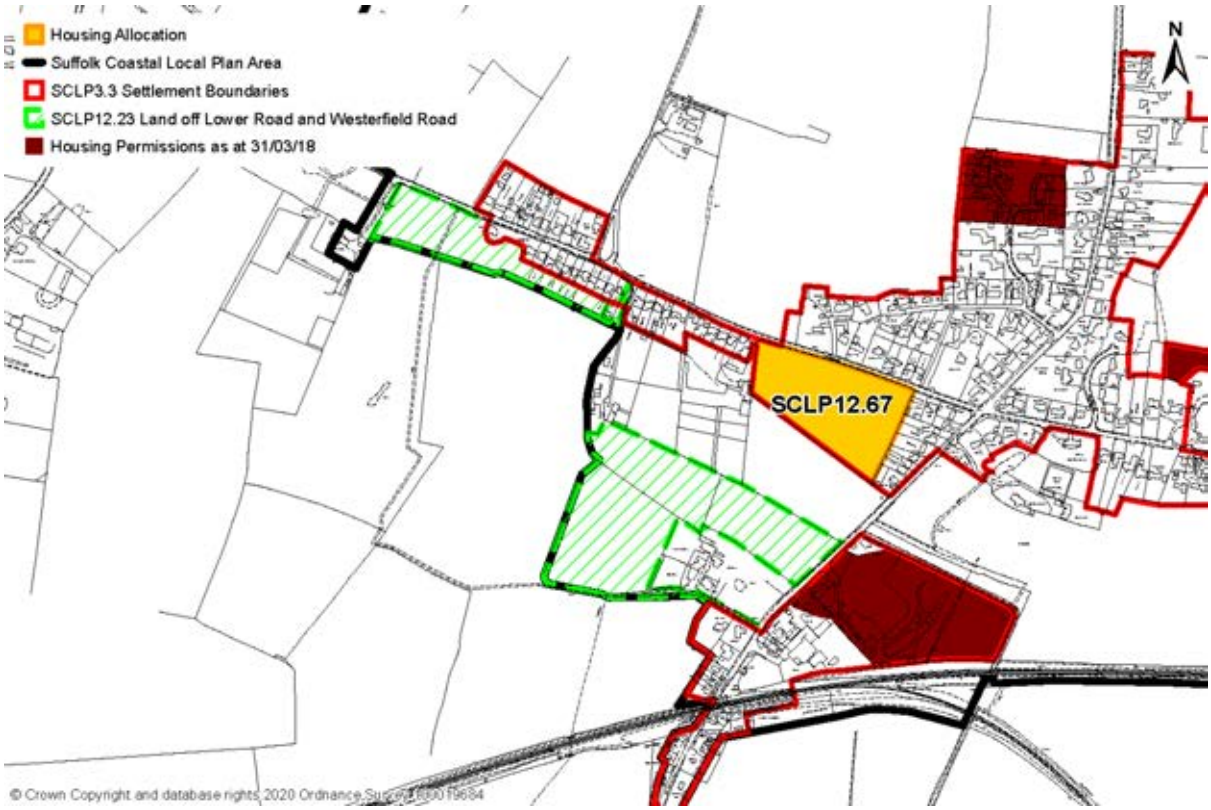
12.207 Whilst much of the open space is formal in nature, the area also has potential to enhance conditions for biodiversity, and development proposals would be expected to demonstrate how they support the maintenance and enhancement of biodiversity networks, in accordance with Policy SCLP10.1.

Policy SCLP12.22: Recreation and Open Space in Rushmere

Land is identified between Ipswich and Rushmere Street as shown on the Policies Map to retain settlement separation through the presence of natural and formal open green spaces, whilst also contributing to the recreational needs of the District and Ipswich Borough.

Proposals will only be supported where they are for sports ground uses, or for associated uses which contribute to provision for outdoor sports and recreation and which maintain the separation of Rushmere village and Ipswich.

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



12.208 Land is identified under this policy for open space. In the former 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 the plan area such as Westerfield.

12.209 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 former 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 the former Suffolk Coastal District.

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

12.211 Policy SCLP12.23 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.

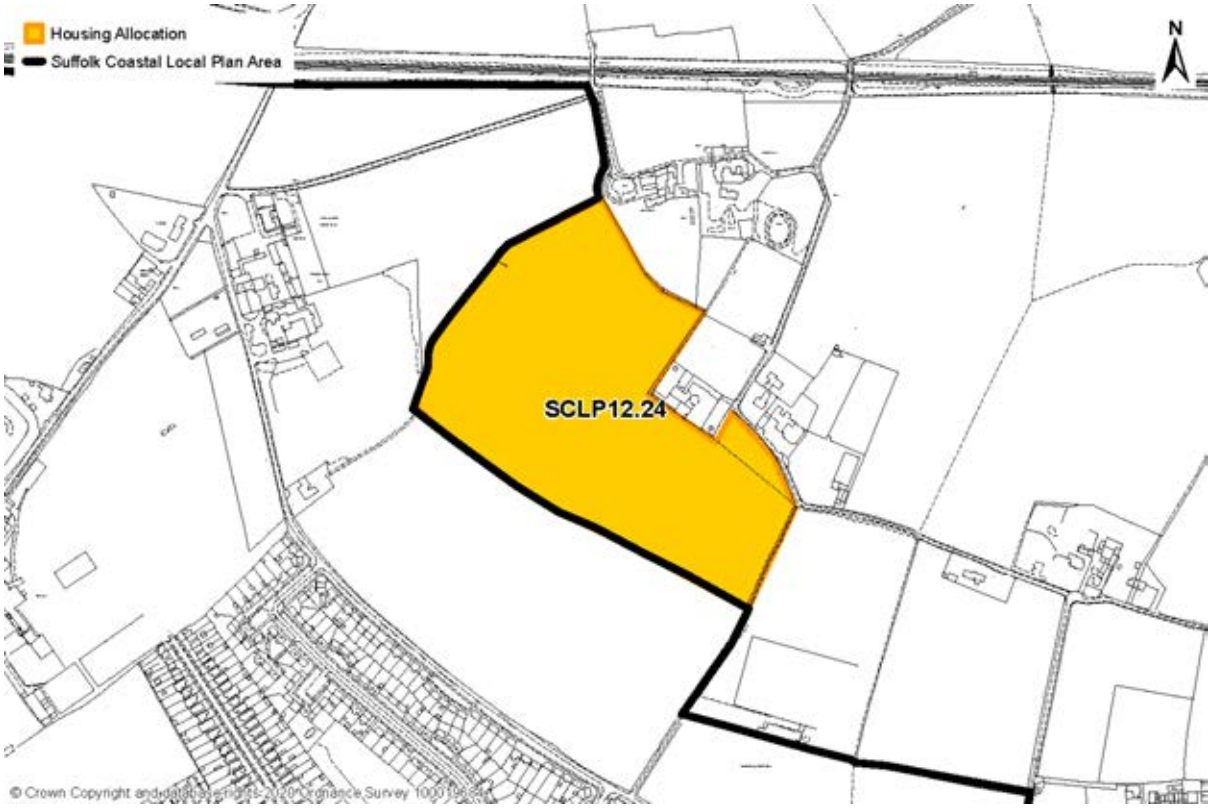
Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

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 East Suffolk 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;
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; and
e) Provide net gains for biodiversity.

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



12.212 Land at Humber Doucy Lane is allocated for development of 150 dwellings, alongside land in Ipswich Borough.

12.213 East Suffolk 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 the Suffolk Coastal Local plan area 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 East Suffolk to come forward without the land in Ipswich Borough as access to the site is required through land in Ipswich Borough. An equivalent policy relating to land within Ipswich Borough is being established through the Ipswich Local Plan, which is currently under preparation.

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

12.215 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. Development should also seek to preserve the significance of the Listed Buildings to the north and east of the site. These are Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse.

12.216 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.

12.217 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 trail' around Ipswich, which is a well-established policy within the Ipswich Borough Council Local Plan.

12.218 The site is in close proximity to the Ipswich Garden Suburb, a strategic allocation in the adopted Ipswich Local Plan which is anticipated to deliver approximately 3,500 dwellings and other uses, including three new primary schools, largely over the course of the Local Plan period. Primary school capacity is a current constraint on development at Humber Doucy Lane coming forward, and it is anticipated that additional capacity can be provided through the planned new provision at the Ipswich Garden Suburb to ensure there is adequate provision for this development. This is anticipated to affect the timing of development coming forward.

12.219 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.

12.220 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.

12.221 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.

12.222 Project level Habitats Regulation Assessment will be required and should be carried out alongside the masterplanning process, considering the whole site along with the adjacent allocation in Ipswich Borough. Project level HRA will need to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.223 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 to meet the needs arising from the development 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, as referred to above. 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.

12.224 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 District. Contributions will also be sought through the Community Infrastructure Levy to provide additional spaces in Witnesham.

12.225 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that a contribution will be required through the Community Infrastructure Levy towards enhancements at the Two Rivers Medical Centre, as detailed in the Infrastructure Delivery Framework.

12.226 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.

12.227 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance 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

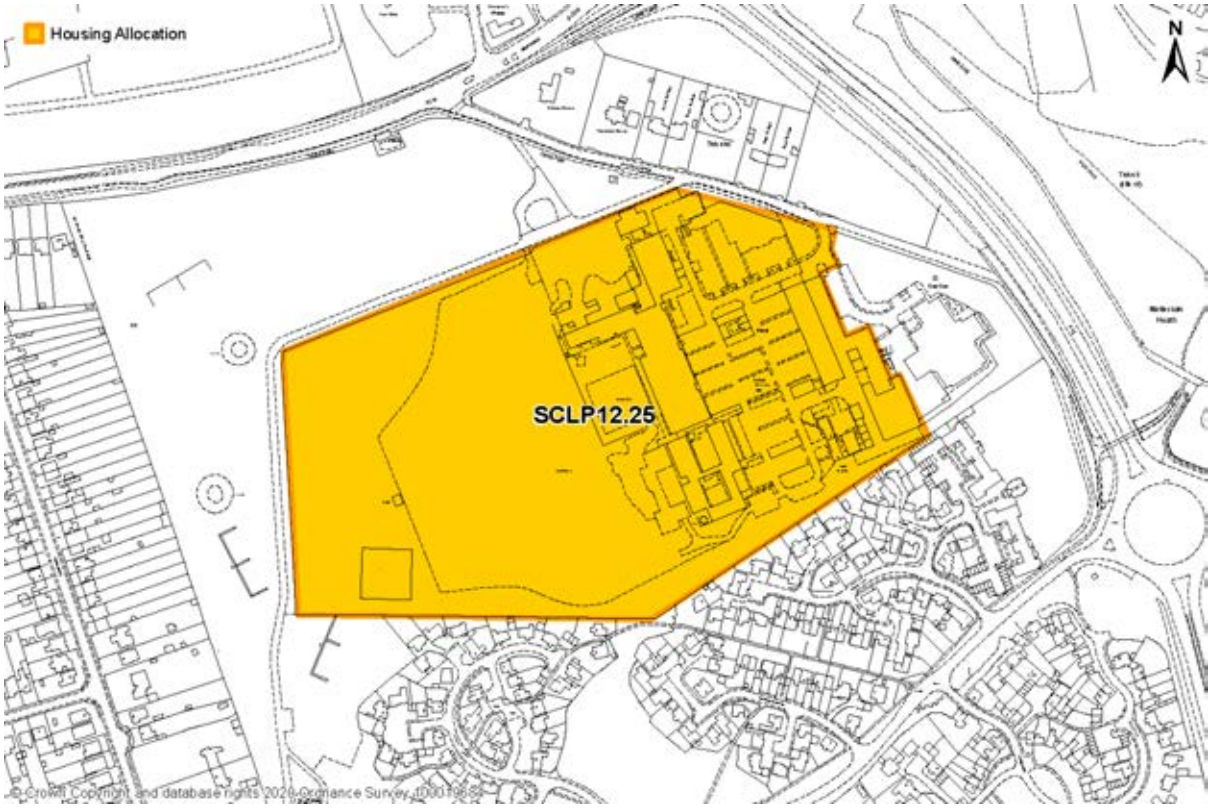
9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings in conjunction with land identified in the Ipswich Local Plan. Development will only come forward as part of a masterplanned approach with land in Ipswich Borough.

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 East Suffolk;
d) Contribution to the creation of a 'green trail' around Ipswich and provision of on-site open space;
e) Provision for sufficient primary school spaces;
f) Provision of a soft edge to the urban area through the provision of significant landscaping;
g) Promotion of the use of sustainable modes of transport;
h) An archaeological assessment will be required;
i) Design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings; and
j) A project level Habitats Regulations 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



12.228 Martlesham Heath (2011 pop. 5,478[68]) 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 services[69]. Connected by an extensive network of public open spaces and cycle routes the area is a convenient location with good 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.

12.229 Land at Suffolk Police Headquarters, Portal Avenue is allocated for development of 300 dwellings. The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period, and thus it is expected that redevelopment of the site would come forward as part of a programme of re-provision of Police facilities. However, it is understood the Police Investigation Centre (PIC) located directly adjacent to the eastern site boundary will be retained in use. 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.

[68] Note, this figure relates to the Parish of Martlesham.

[69] Ipswich Economic Area Sector Needs Assessment (Lichfields, 2017).

12.230 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.

12.231 The Martlesham Neighbourhood Plan was 'made' in July 2018. Policy MAR5 identifies a need for bungalows, flats and sheltered accommodation in Martlesham Heath. Due to its physical separation from the lower density parts of the village and its accessible location, it is considered that this site lends itself to incorporating a mix of flatted development and small, high density units in a manner which contributes to a high quality of design.

12.232 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 SCLP12.18. The 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. In identifying provision for open space and sports facilities, consideration should also be given to any needs being met by the existing sports provision on site, and any loss of provision, including through the proposed creation of alternative sports uses. Existing open space and sports facilities provision should be assessed in terms of whether it is surplus to requirements, would be replaced elsewhere or redevelopment of the site would incorporate equivalent or better provision in respect of quantity and quality. Owing to the existing facilities on site, the policy expects that open space and sports provision would be made available for the community through the redevelopment of the site.

12.233 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.

12.234 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. Three of the aforementioned eight bowl barrows are Scheduled Monuments and are outside but in close proximity to the site boundary to the north and west. The centre of the site includes below ground remains of one of these eight bowl barrows. 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.

12.235 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.

12.236 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. Opportunities for community ownership and/or management of such community facilities could be explored. 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.

12.237 The design, layout and landscaping of the development will need to have regard to the amenity of residents in relation to any continued use of surrounding areas of land for police functions, including to ensure that their quality of life is not undermined by the fear of crime.

12.238 A Transport Assessment will be required to determine any mitigation measures including in relation to the junction of the site with the A1214.

12.239 The Cross Boundary Water Cycle Study between the former 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.

12.240 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. A contribution will be required through the Community Infrastructure Levy towards increasing primary school provision. Kesgrave High School is currently operating over capacity 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.

12.241 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 reconsider this 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.

12.242 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required to meet the needs arising from new development. A contribution through the

Community Infrastructure Levy will be required towards provision at Martlesham Surgery and Birches Medical Centre, as detailed in the Infrastructure Delivery Framework.

12.243 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.

12.244 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance 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

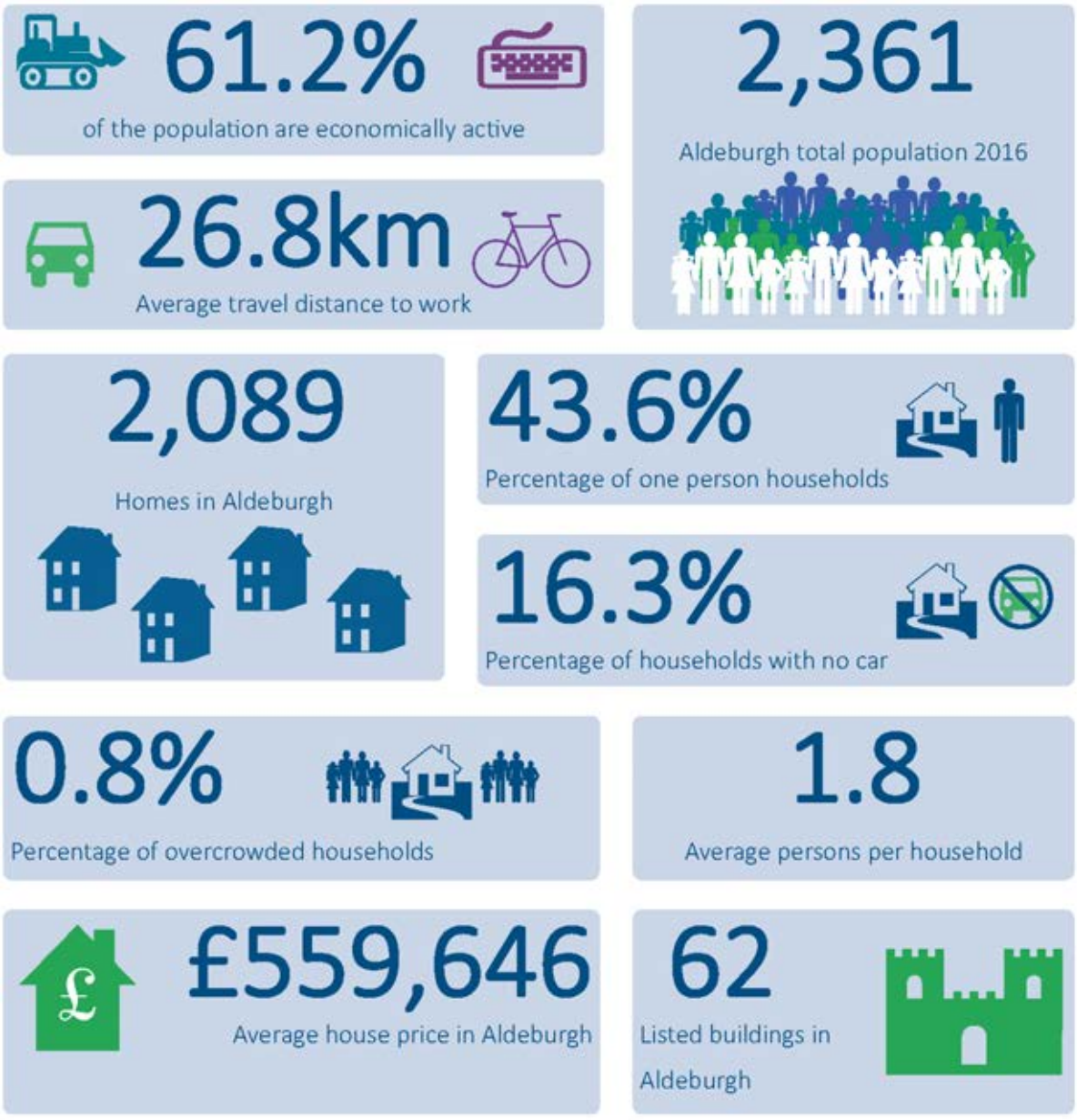
10.7ha of land at the Suffolk Police Headquarters Site is allocated for the development of approximately 300 dwellings, which is expected to come forward as part of a programme for the re-provision of Police facilities. Development will be expected to comply with the following criteria:

a) Delivery of a high quality, high density residential scheme incorporating flats and mix of residences to meet local needs including provision of properties that would be suitable for older persons;
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) Proposals involving the loss of any existing open space, sports and recreational provision will need to demonstrate that such provision is surplus to requirements, that the loss would be replaced by equivalent or better provision in terms of quantity and quality or that the benefits of alternative sports and recreation provision outweigh any loss;
l) Significantly enhance permeability through the site and linking into adjacent pedestrian and cycle routes;
m) Provision of an ancillary area of communal workspace supporting social interaction and cohesion;
n) An ecological survey will be required, and any necessary mitigation provided;
o) Design, layout and landscaping to respect the site's close proximity to three Scheduled Monuments, and a Bowl Barrow on site; and
p) Any Police operations retained in use on and/or adjacent to the site will be addressed through scheme design, layout and landscaping, to ensure that the quality of life for future and existing residents, including in the surrounding area, is not undermined by the fear of crime.

Market Towns

Strategy for Aldeburgh

Key Statistics for Aldeburgh[70]



12.245 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

[70] Data sources provided in Appendix I – Glossary and Acronyms.

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.

12.246 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.

12.247 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.

12.248 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.

12.249 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.

12.250 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 area.

12.251 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.

12.252 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 plan area 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.

12.253 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.

12.254 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.

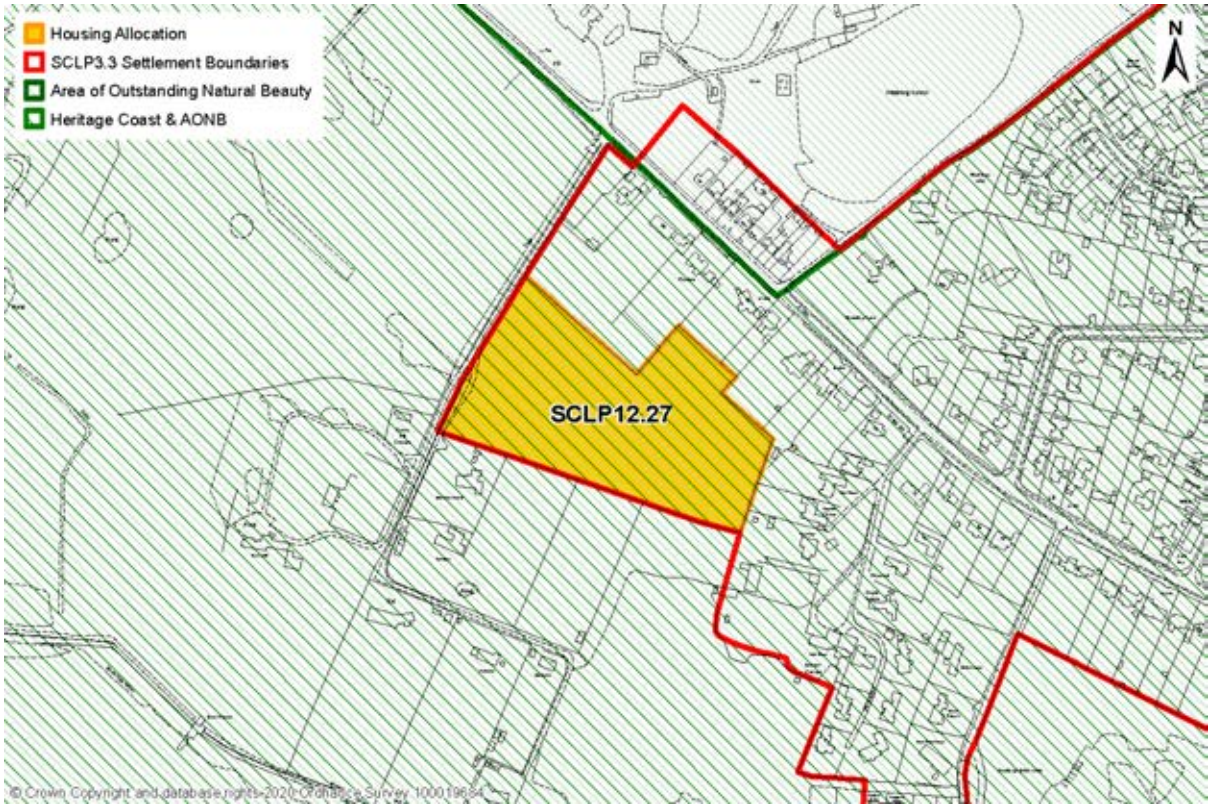
The strategy will seek to ensure that:

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 Garrett 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



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

12.256 This site to the rear of Rose Hill is 3ha in size, development of which is expected to provide 10 dwellings. 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.

12.257 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.

12.258 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.

12.259 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. The allocation is approximately 300m from the River Alde. Project level HRA will need to assess disturbance risks through the consideration of up to date ecological and visitor survey data. Project level HRA will need to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.260 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.

12.261 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 the former 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.

12.262 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.

12.263 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements will be required in Aldeburgh to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy for enhancements at Church Farm Surgery, as detailed in the Infrastructure Delivery Framework.

12.264 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.

12.265 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Aldeburgh library which has been identified as a library where improvements are necessary to enhance 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.

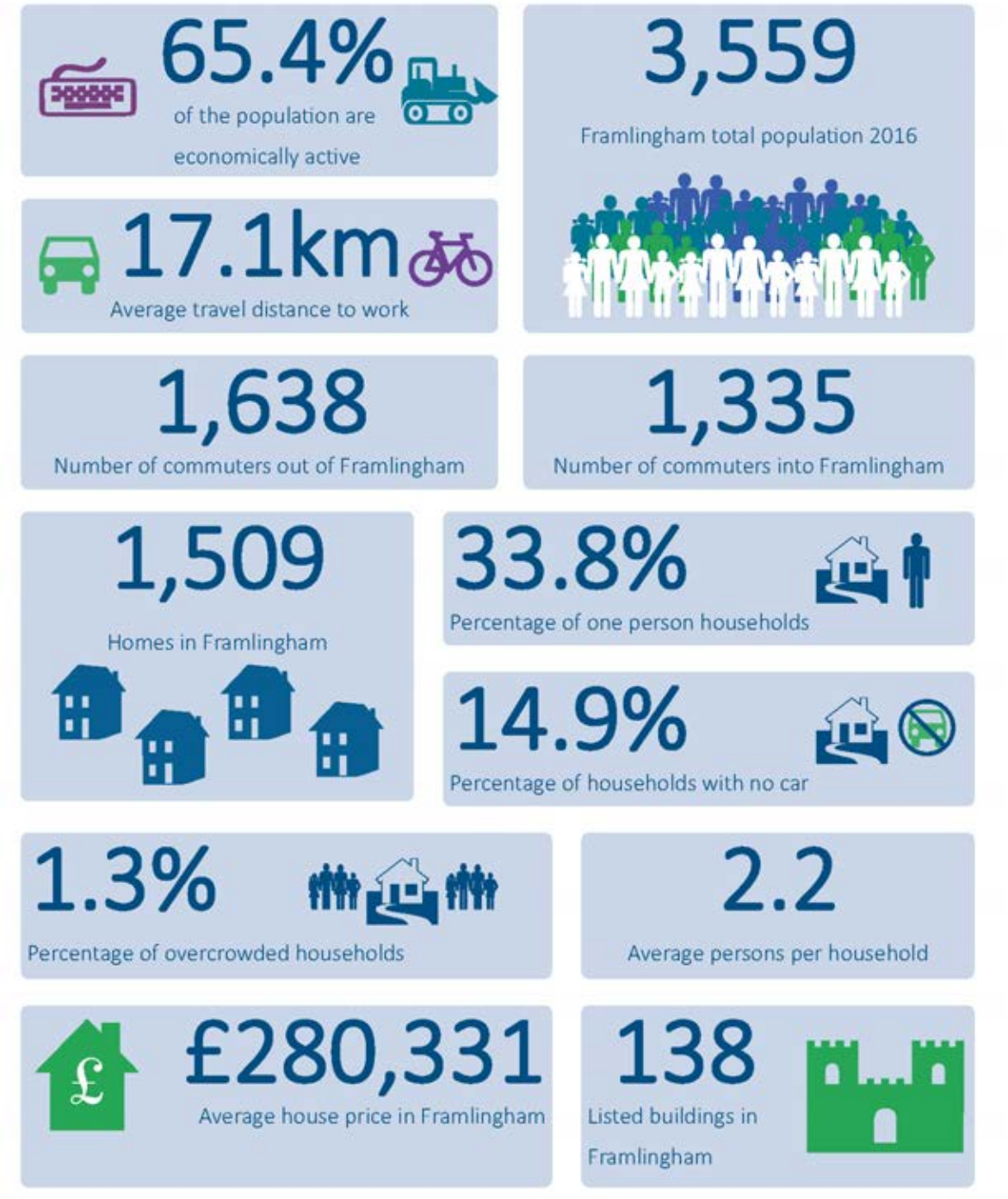
Applications for development of this site will need to be subject to a Habitat Regulations Assessment screening. Any development which would result in significant adverse effects upon the nearby European site, which could not be appropriately mitigated, will not be permitted.

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;
j) A project level Habitats Regulations Assessment will be required; and
k) 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[71]



12.266 In March 2017, the Framlingham Neighbourhood Plan was 'made' as part of the Development Plan for the former Suffolk Coastal area. The Neighbourhood Plan sets out a vision and strategy for Framlingham (2011

[71] Data sources provided in Appendix I – Glossary and Acronyms.

pop. 3,342) which the 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.

12.267 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.

12.268 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.

12.269 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.

12.270 Framlingham is a 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 market town continues to thrive.

12.271 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.

12.272 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 and October 2018, the Council committed to spend funds generated through the Community Infrastructure Levy Charging Schedule on projects in Framlingham.

12.273 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.

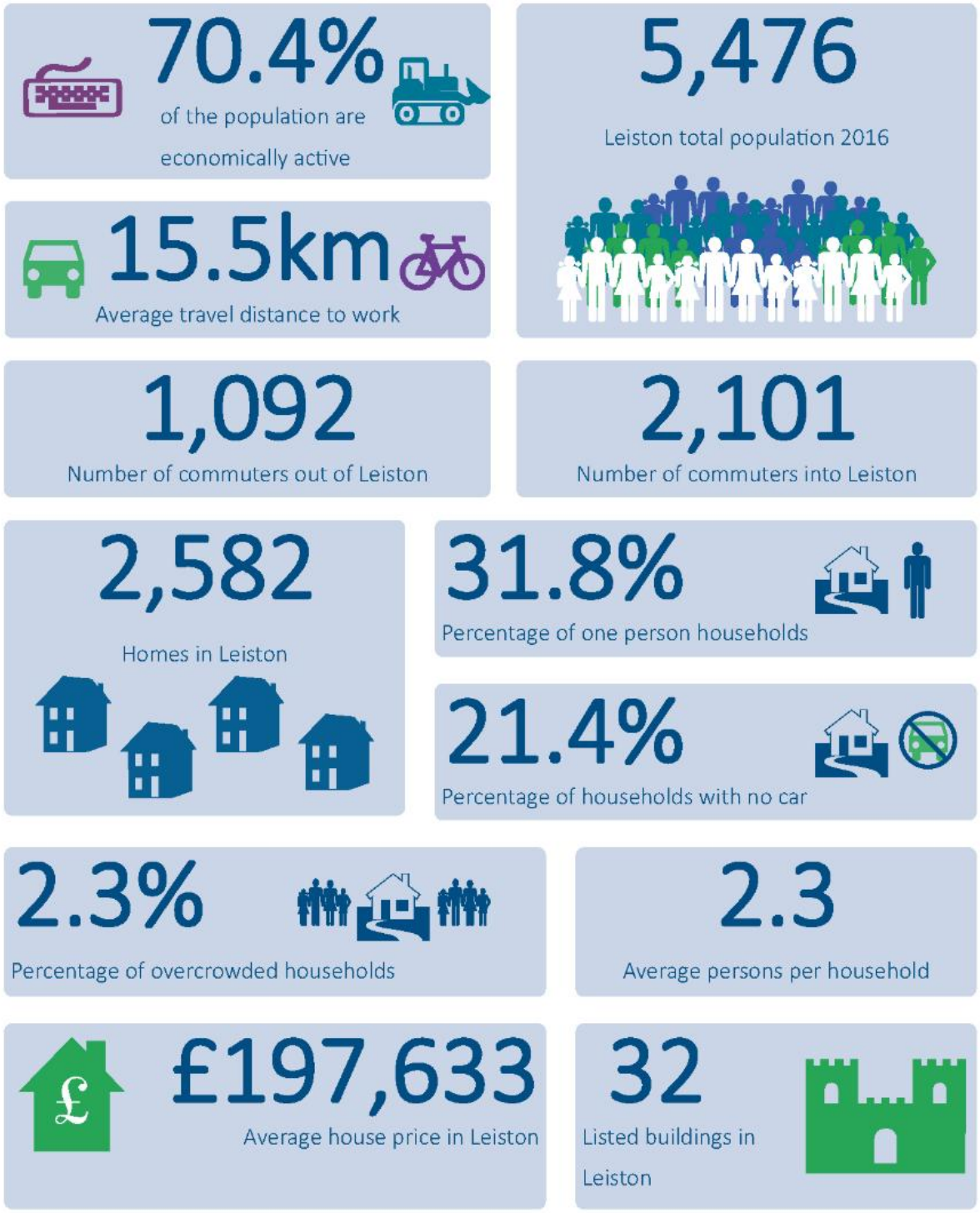
12.274 The Framlingham Neighbourhood Plan identifies allocations in the town to come forward over the period to 2031. As a market town, it is appropriate that some additional growth is identified to come forward in Framlingham during the latter part of the Local Plan period. The Local Plan therefore 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 2% of the growth to be planned for through the Local Plan (see Table 3.4).

12.275 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.


Source – www.thesuffolkcoast.co.uk

Strategy for Leiston

Key Statistics for Leiston[72]



[72] Data sources provided in Appendix I – Glossary and Acronyms.

12.276 In March 2017, the Leiston Neighbourhood Plan was 'made' as part of the Development Plan for the former Suffolk Coastal area. The Neighbourhood Plan sets out a vision and strategy for Leiston which the 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.

12.277 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.

12.278 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.

12.279 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 or other major energy projects 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).

12.280 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.

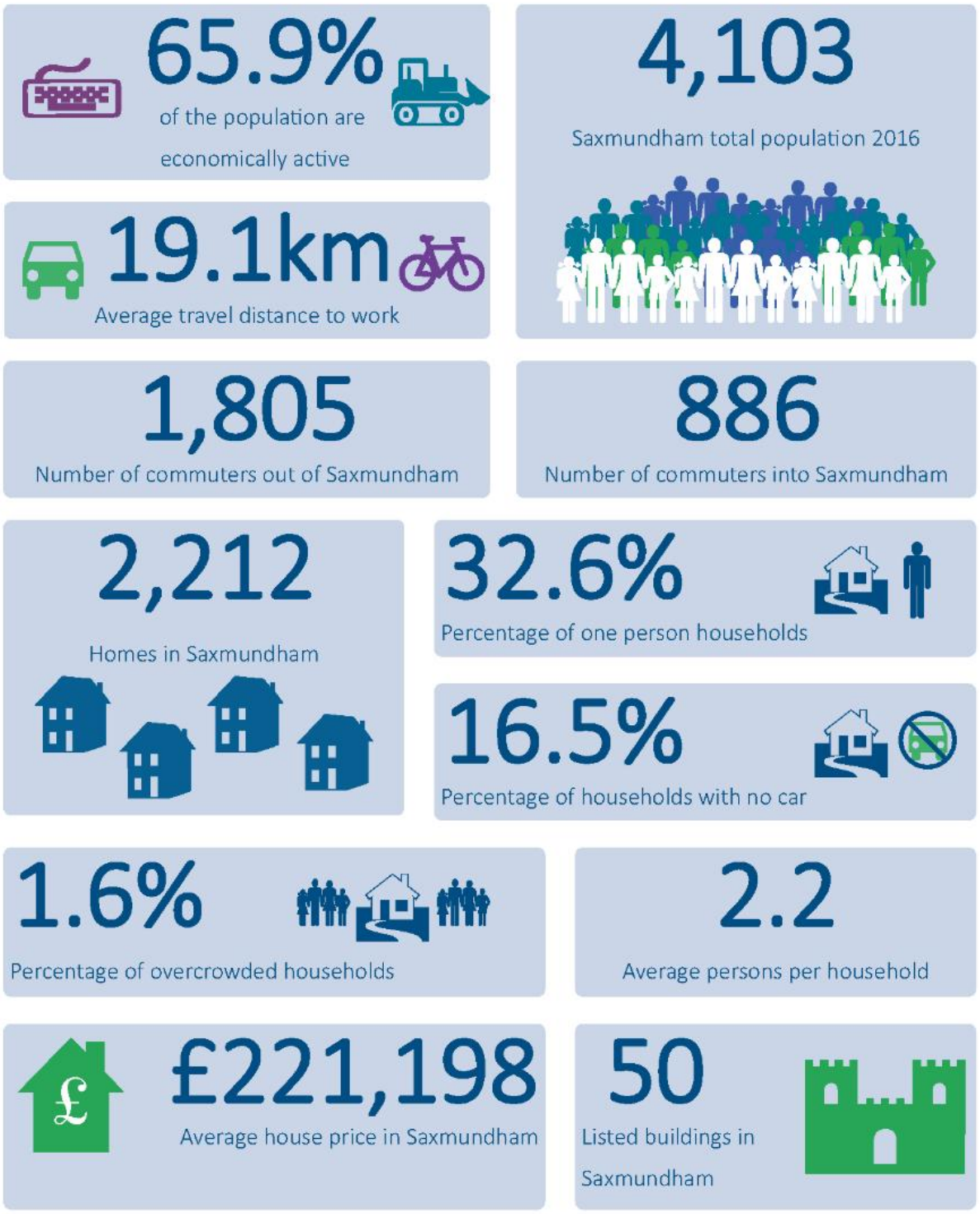
12.281 Leiston is located within the setting of the Suffolk Coast & Heaths AONB. It is an area which makes a significant contribution to the local economy and provides a variety of employment opportunities. To support these employment opportunities and activities the Local Plan requires a sufficient mix of community facilities, services and residential development over the plan period as outlined in the Leiston Neighbourhood Plan.

12.282 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 2% of the growth to be planned for through the Local Plan (see Table 3.3).

12.283 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[73]



[73] Data sources provided in Appendix I – Glossary and Acronyms.

12.284 Saxmundham is an historic market town on the banks of the River Fromus. It is bound by the A12 to the west which provides road access to the rest of the plan area. The town has good rail access on the East Suffolk rail line which provides passenger services to Ipswich and Lowestoft.

12.285 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.

12.286 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.

12.287 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

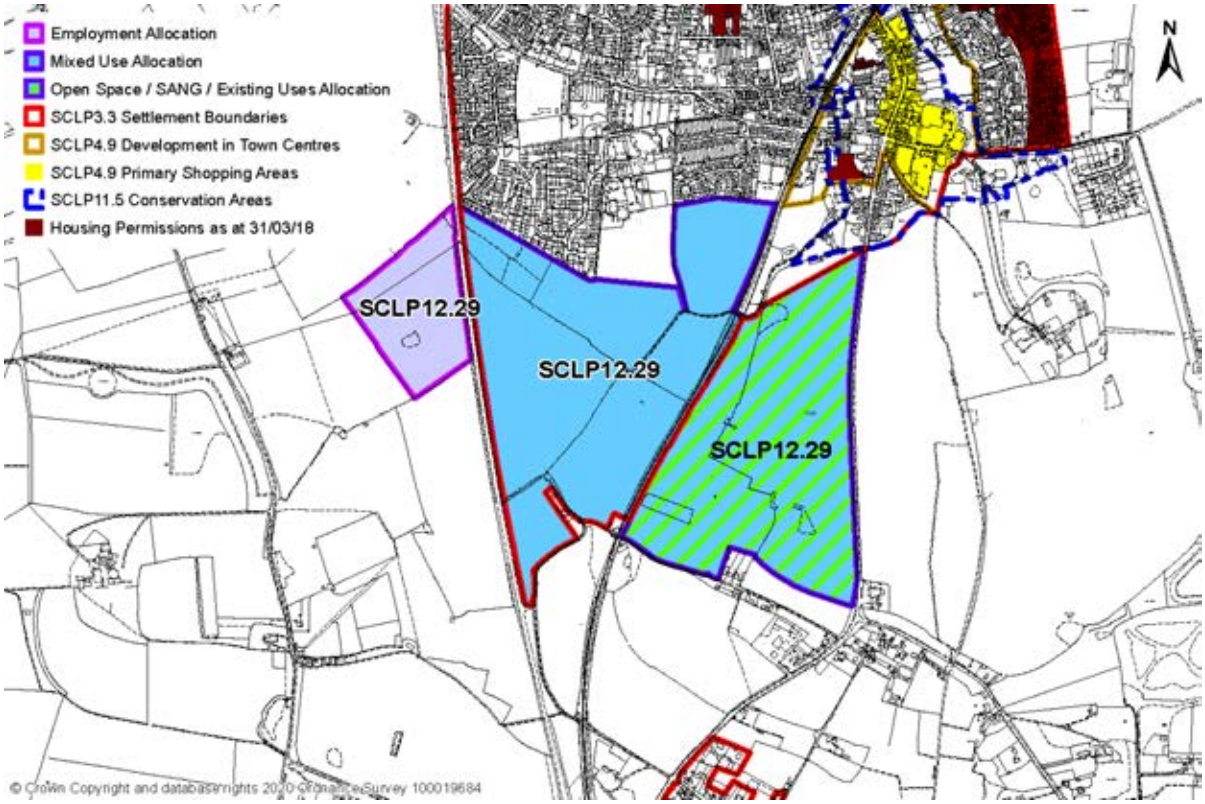
Saxmundham will be enhanced as a market town, employment and service centre, serving a key role in meeting the needs of its residents, surrounding rural communities and visitors, recognising the opportunities related to the connections offered by the rail and A12 transport corridors.

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;
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



Background and Context

12.288 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 plan area.

12.289 The South Saxmundham Garden Neighbourhood encompasses 66.6ha, development of which is expected to provide an education led scheme of approximately 800 dwellings, community facilities and employment land.

Masterplan approach

12.290 It is essential that this Local Plan retains these principles and to do this there is an opportunity to take a masterplan 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 masterplan for the garden neighbourhood covering the whole site as part of a future planning application. A masterplan approach covering the whole site will be used to inform individual planning applications for parcels of land as they come forward over the plan period.

12.291 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.

12.292 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, in particular the area between the B1121 and the tree belt, as being particularly sensitive to built development. The Heritage Impact Assessment advises that built development in this part of the site should be avoided. Proposals on the site would need to consider their impact on heritage assets and their settings, including those identified in the Heritage Impact Assessment; Grade II* Listed Church of St John the Baptist, Grade II Listed Hurts Hall, Saxmundham Conservation Area, Grade II Listed Crown House, Grade II Listed The White House, Grade II Listed Monks Cottages, and Grade II Listed Benhall Stores.

12.293 The Habitats Regulations Assessment has identified the need for Suitable Alternative Natural Greenspace (SANG areas) 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.

12.294 To reduce the impact of the development and alongside providing for sufficient SANG areas, significant green infrastructure provision and areas of natural green space for recreation should be integral to the layout of the Garden Neighbourhood. Reflecting the heritage sensitivities and requirements for SANG, the Policy sets out that any uses to be delivered on land to the east of the railway are to be open space/SANG provision only. However, provision of open space and enhancements related to provision of SANG do not need to be confined to land to the east of the railway. Alongside this, the delivery of an integrated network of green infrastructure is expected to be provided throughout the Garden Neighbourhood.

12.295 Green infrastructure 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 plan area and will complement the existing areas of woodland, the public rights of way and the adjacent countryside. Particular attention will need to be paid to how movements will take place between the areas to the east and west of the railway. 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. There may be potential within

the land to the east of the railway for existing uses to remain, and links could be retained between Benhall and the rest of the Garden Neighbourhood through existing footpaths.

12.296 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.

12.297 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 will provide for mixed use development linked to employment uses to the west of the A12.

Creating a community

12.298 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 plan area. The exact location of a new primary school with early years provision will need to be considered early in the masterplanning 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. Early years capacity is forecast to be exceeded in the area over the plan period, and therefore new provision is expected to be provided alongside the new primary school. In addition, to meet forecast need, the policy also requires provision for a new early years setting on 0.1ha of land unless suitable and accessible accommodation is available elsewhere. At the time of a planning application, it will need to be demonstrated either that provision is to be made on site, or that there is certainty that suitable provision can be provided elsewhere.

12.299 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.

12.300 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 as part of a mix of affordable housing and open market housing. The masterplan approach should also provide for self-build dwellings.

12.301 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.

12.302 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.

12.303 In order to provide a further mix of uses within the masterplan, 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 plan area and the creation of new employment land targeted at start up enterprises or to provide grow on space for existing businesses will be encouraged. The design and layout of employment uses will need to be appropriate to their location, particularly when viewed from rural areas to the west.

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

Integration and connectivity

12.305 An important aspect of any masterplan 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. 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 masterplanned is in close proximity to established areas of residential development, Saxmundham Free School and the town centre. Fundamental to the success of any masterplan 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.

12.306 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.

12.307 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, which would include consideration of the capacity of the B1121 / B1119 signalised crossroads.

12.308 The masterplan 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, alongside contributions to help improve and enhance existing facilities in Saxmundham. 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 masterplan process to ensure that concerns raised in respect of provision through the consultation responses are taken into account.

Comprehensively delivering sustainable development

12.309 To ensure that the Garden Neighbourhood accords with the principles of sustainable development, consultation feedback and evidence has highlighted a variety of site specific issues that need to be considered as the masterplan evolves.

12.310 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.

12.311 Suffolk Constabulary have identified the need for funding for new police facilities as detailed in the Infrastructure Delivery Framework, incorporating new floor space at the Saxmundham Safer Neighbourhood Team Police Offices, Police Community Support Officers, equipment and police vehicles.

12.312 Development proposals should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.313 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.

12.314 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.

12.315 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 East Suffolk Council.

12.316 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.

12.317 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.

12.318 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, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.

12.319 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.

12.320 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. The masterplan is indicative at this stage and further refinement of the masterplan will be informed by responses to the Local Plan and community engagement.



South Saxmundham Garden Neighbourhood – Indicative draft masterplan

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

Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Approximately 67.8ha 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 masterplan approach brought forward through landowner collaboration and community engagement.

Critical to the success of this masterplan 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 masterplan should be informed by community engagement and include:

a) Provision of a one form of entry primary school on a 2.2ha site to enable further expansion and early years provision;
b) 0.1ha of land on the site should be reserved for a new early years setting should suitable and accessible alternative provision not be available elsewhere. Proportionate contributions will be required towards the additional early years provision;
c) Community hub* comprising a variety of services and facilities to be located in an accessible location;
d) Project level Habitats Regulations Assessment and 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, including measures to enhance biodiversity within housing areas;
i) Design and layout that supports a dementia friendly environment;
j) Design and development of the site which, having regard to the Council's South Saxmundham Garden Neighbourhood Heritage Impact Assessment, 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. A heritage impact assessment will be required;
k) Proportionate archaeological assessment;
l) A site-specific Flood Risk Assessment which considers the cumulative impact on receptors off site;
m) Sustainable Drainage Systems (SuDS) to reduce the risk of surface water flooding and sewer flooding;
n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
o) Provision of new vehicular access point from the A12 supported by safe access for cyclists and pedestrians;

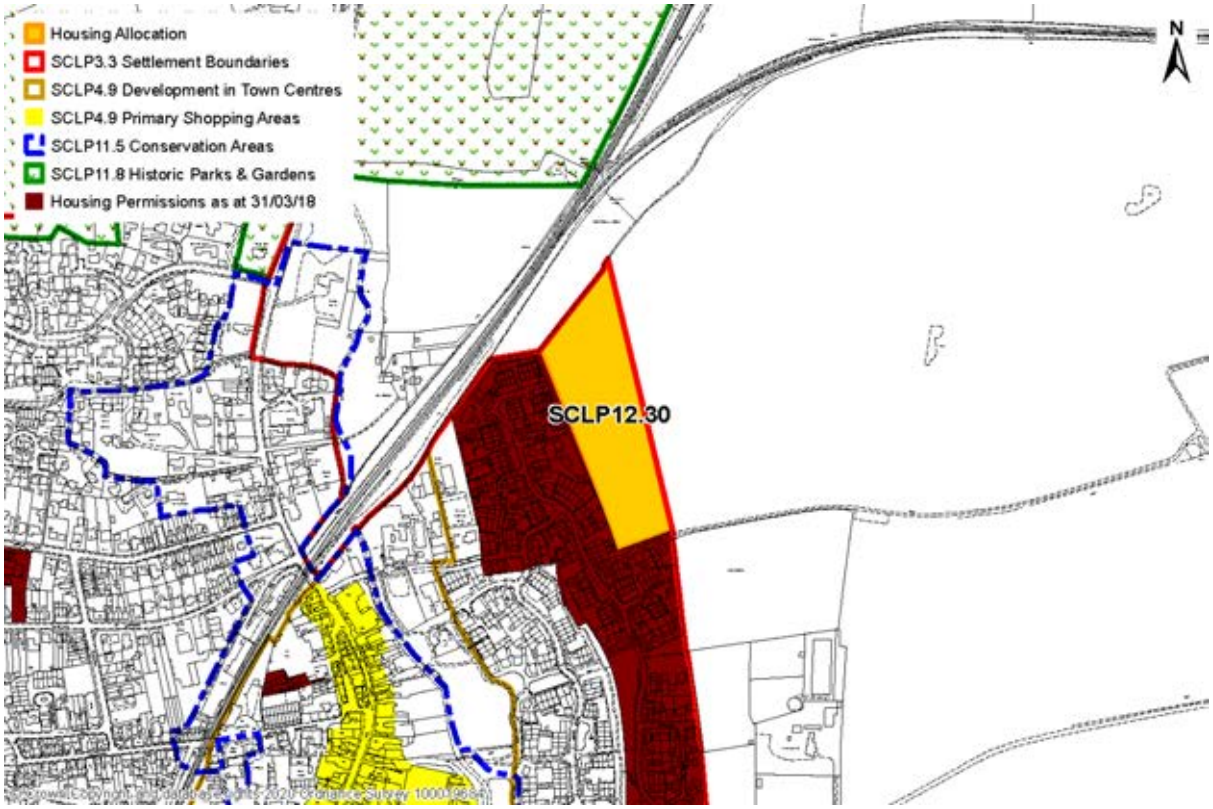
p) Significant pedestrian and cycle accessibility throughout the site, with connections and improvements to networks beyond the site, including to the station and town centre;
q) Provision of a Transport Assessment, with particular regard to the capacity of the B1121/B1119 signalised crossroads;
r) Employment land to the west of the A12, to be masterplanned and delivered as part of the Garden Neighbourhood;
s) 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 on site;
t) Provision of appropriate police, community safety and cohesion facilities;
u) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development; and
v) The area of land east of the railway is identified for the provision of open space and Suitable Alternative Natural Greenspace (SANG), to be masterplanned and delivered as part of the garden neighbourhood. The retention of existing uses on land to the east of the railway would be supported where this complements the delivery of open space and SANG.

The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions. Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required. Including, but not limited to, water recycling upgrades.

Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council.

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

Land North-East of Street Farm, Saxmundham



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

12.322 The land north-east of Street Farm comprises an area of approximately 2.18ha of agricultural land, development of which is expected to provide approximately 40 dwellings including affordable housing. 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.

12.323 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.

12.324 Anglian Water have confirmed there will be a need for improvements to the foul sewerage network to enable the development of this site. Development proposals at Saxmundham should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity

limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. The Water Cycle Study also 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.

12.325 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.

12.326 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.

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

12.328 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) A contribution towards new early years provision is required;
e) Need to provide a strong planted boundary to the east of the site where it abuts the open countryside;
f) Transport assessment required;
g) A site-specific flood risk assessment is required;
h) An archaeological assessment will be required;
i) An ecological survey will be required;
j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that

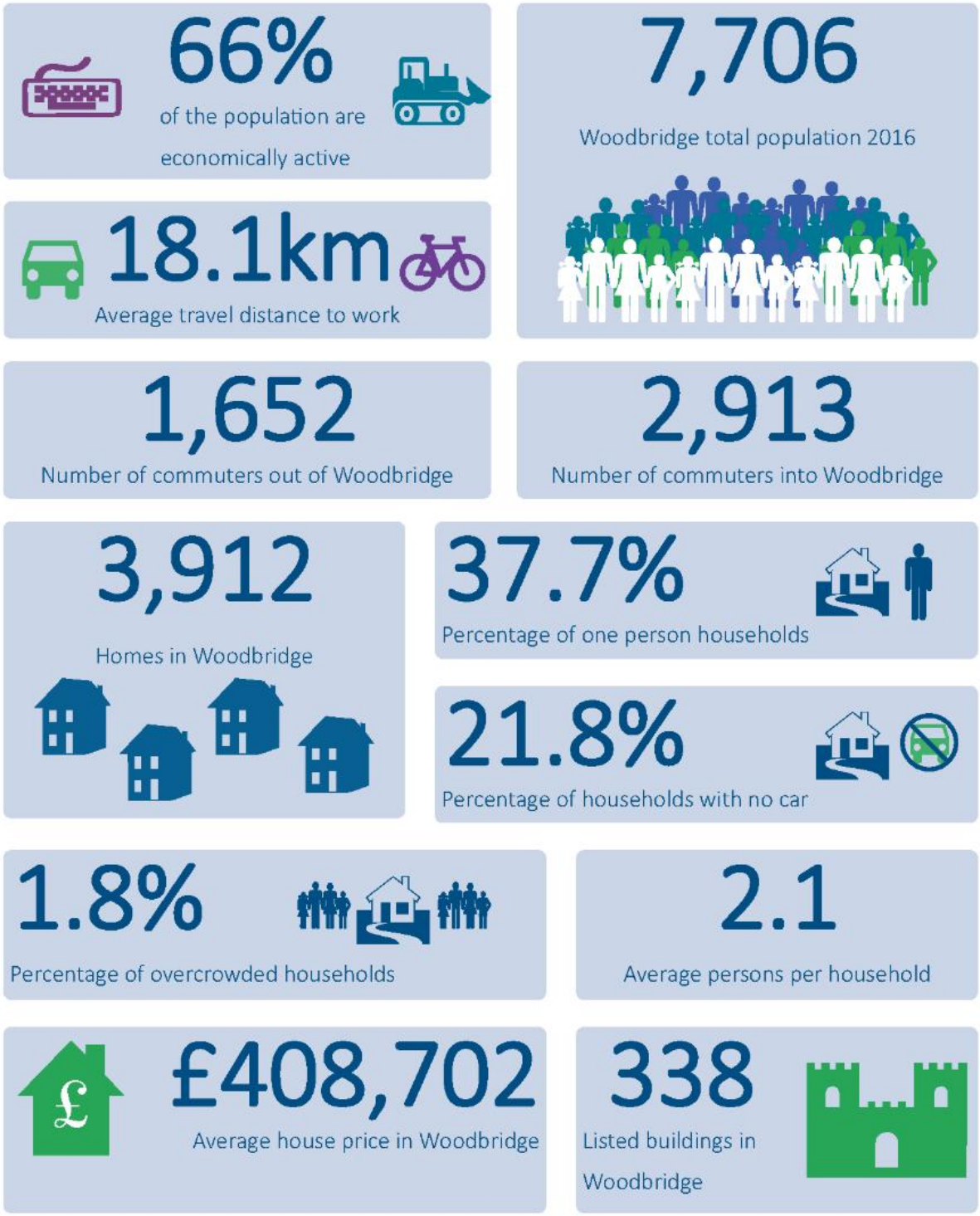
capacity can be made available; and

k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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[74]



[74] Data sources provided in Appendix I – Glossary and Acronyms.



12.329 Woodbridge is the largest market town in the plan area. 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.

12.330 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 area. Woodbridge lies adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and the Deben Estuary Special Protection Area.

12.331 Previous Local Plans have identified the A12 as the western limit of the town, beyond which growth would not be supported, and this Local Plan continues this approach.

12.332 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.

12.333 The built up area of Woodbridge is constrained and within the Settlement Boundary, which extends into the Melton Neighbourhood Plan area[75], limited opportunities are available for new housing provision. In

[75] 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.

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.

12.334 Woodbridge like many other parts of the plan area is experiencing an increasingly ageing population alongside higher house prices (when compared to other parts of the plan area). 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.

12.335 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.

12.336 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.

12.337 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.

12.338 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.

12.339 Through this Local Plan Review, the 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



12.340 Land at former Council Offices encompasses 1.33ha, and is allocated for the development of approximately 100 dwellings.

12.341 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.

12.342 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.

12.343 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 and innovative 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 and the prehistoric settlement and group of barrows at Sutton Hoo. 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.

12.344 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.

12.345 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.

12.346 The allocation is adjacent to the Deben Estuary. Project level HRA will need to assess disturbance risks (to include recreation, light, noise etc.) through the consideration of up to date ecological and visitor survey data, to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.347 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.

12.348 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.

12.349 Development proposals should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Melton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.350 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.

12.351 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at Framfield House Surgery or Little St John Street Surgery 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.

12.352 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.

12.353 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Woodbridge library which has been identified as a library where

improvements are necessary to enhance provision. A contribution will be required towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

12.354 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

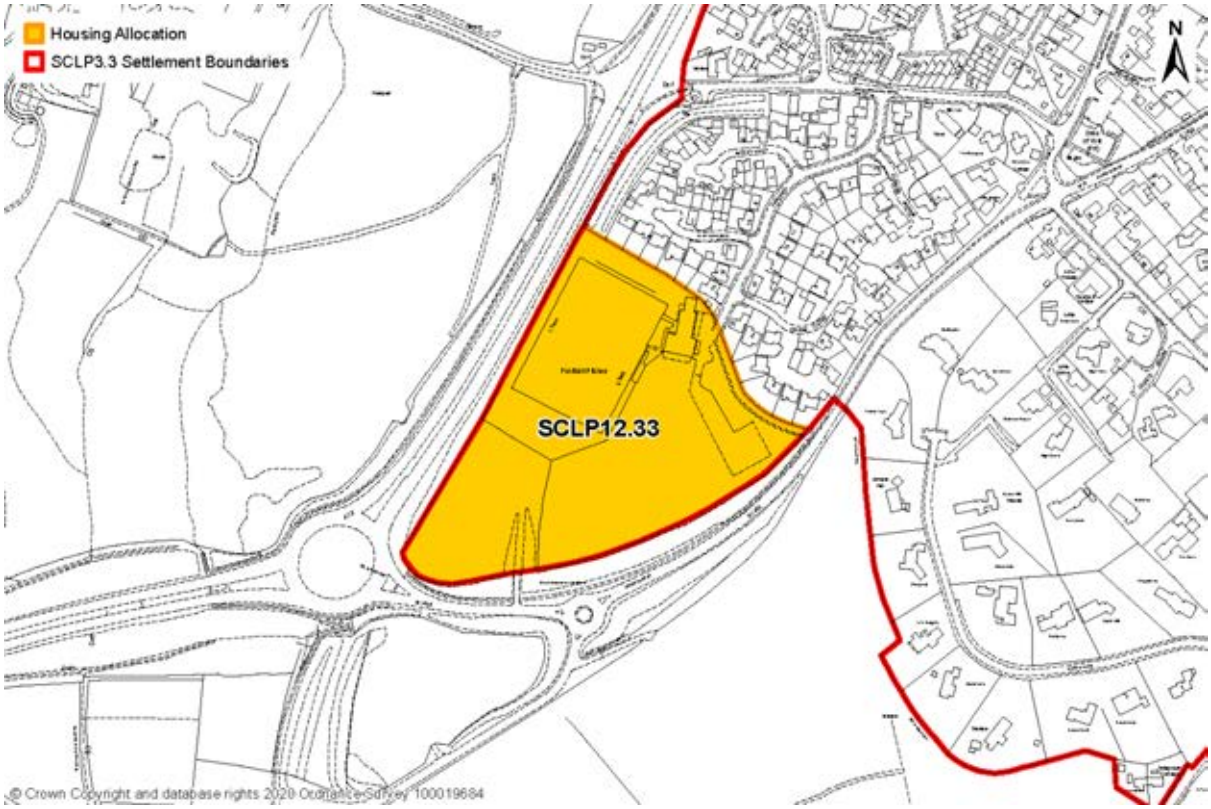
1.33ha of land at the Former Council Offices, Melton Hill, is allocated for a residential-led mixed use development of approximately 100 dwellings.

Development will be expected to be of an exemplar, high quality 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;
f) Project level Habitats Regulations Assessment will be required;
g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
h) Measures to promote non-car modes of travel; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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



12.355 Development of Land at Woodbridge Town Football Club, which encompasses 4.16ha is expected to provide 120 dwellings including housing for older people and affordable housing, subject to the suitable relocation of the Woodbridge Town Football Club.

12.356 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 area[76].

12.357 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 in compliance with the criteria set out in the policy. The policy criteria include a requirement for equivalent or better management and accessibility arrangements to be provided, which aims to ensure that users can continue to access the new facility and relates to matters such as any community use agreements.

[76] Note that the Woodbridge Neighbourhood Plan is not being progressed.

12.358 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.

12.359 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.

12.360 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.

12.361 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for.

12.362 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.

12.363 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.

12.364 The Cross Boundary Water Cycle Study for the former 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.

12.365 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.

12.366 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.

12.367 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 through the Community Infrastructure Levy will be required, as detailed in the Infrastructure Delivery Framework.

12.368 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

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

12.370 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 the relocation of the football club.

Development will only be supported as part of a proposal which would establish replacement facilities for the football club.

Development on the site allocated under this policy will be expected to comply with the following criteria:

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

Proposals for the relocation of the football club will be expected to comply with the following criteria:

j) The football club to be replaced in a way which provides equivalent or better provision in quantitative and qualitative terms;
k) The replacement facility must be fully brought into use in advance of the loss of any existing facilities to ensure continuity of provision unless exceptional circumstances are demonstrated and an appropriate alternative timescale securing the delivery of the replacement provision is proposed and agreed with the Council;
l) An appropriate highways access should be provided;
m) The site must be in a suitable location to meet the needs of users of the site and accessible to the community by non-car modes of transport;
n) There should be no unacceptable impact on the amenity of any adjoining residential uses in terms of noise and light pollution;
o) An appropriate landscape mitigation scheme should be provided if necessary; and
p) The new facility should be operated to equivalent or better accessibility and management arrangements.

Strategy for the Rural Areas

12.371 The rural areas of the plan area comprise the Large Villages, Small Villages and countryside across the area.



12.372 45% of the population of the former 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 plan area 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 plan area.

12.373 The rural areas of the plan area 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. The former 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 plan area, and the natural and historic environment, are also important as visitor destinations. The approach of the Plan is that tourism should be managed in a way which protects the features which make the area attractive as a destination. The vernacular architecture of the Suffolk claylands is well represented by a plethora of early manor houses, moated sites and 16th and 17th timber framed farmhouses with associated ranges including bakehouses, barns and granaries that were built using locally derived materials: hedgerow tree species, clay peg tiles and pantiles, thatch and lime render and early examples of brick. Examples of these building materials can be found in villages across the District complemented by the use of reed thatch in coastal areas.

12.374 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.

12.375 The rural parts of the plan area 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.

12.376 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, provide opportunities for a range of site sizes to come forward, diversify the mix of housing available, particularly for the older population and contribute to provision of affordable housing. 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 plan area.

12.377 Opportunities and constraints to further development vary across the rural parts of the plan area. 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. Those places which are more remote are less well placed to provide such benefits, although some growth in these locations can help to support local services and communities. Significant further development in the area around the Deben peninsula, 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

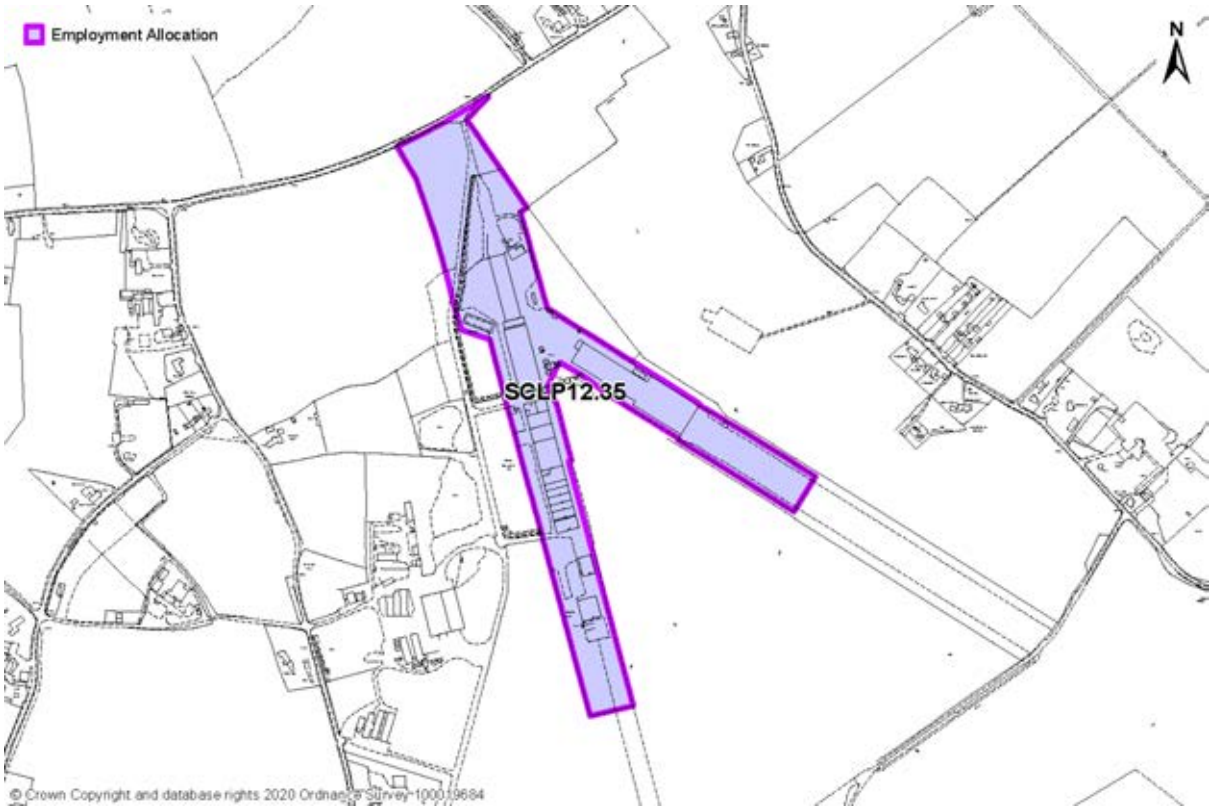
The strategy for the rural areas is to support and enhance the vitality of rural communities and enhance the visitor experience whilst protecting and enhancing landscapes, and the natural, built and historic environment.

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 heritage assets.

Employment site allocations

Former airfield Debach



12.378 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). Proposals for development relating to this site will also be considered against employment policies in Chapter 4.

12.379 Land at Former airfield Debach encompasses 10.89ha, development of which is expected to provide B1, B2 and B8 employment uses.

12.380 Employment uses on this site are split between two ownerships, Debach Enterprises and Clopton Business Park. The developed area is long and narrow with limited scope for extension or intensification within it. The two areas contain a mix of lawful uses in Use Classes B1, B2 and B8. In order to enable the site to continue to accommodate churn of tenants over the plan period, the site owners have identified the need for limited flexibility to enable existing built units to be re-furbished or replaced to provide an appropriate gap between them. This would enable the site to meet modern fire regulation standards.

12.381 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.

12.382 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.

12.383 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.

12.384 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.

12.385 The Cross Boundary Water Cycle Study between the former 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.

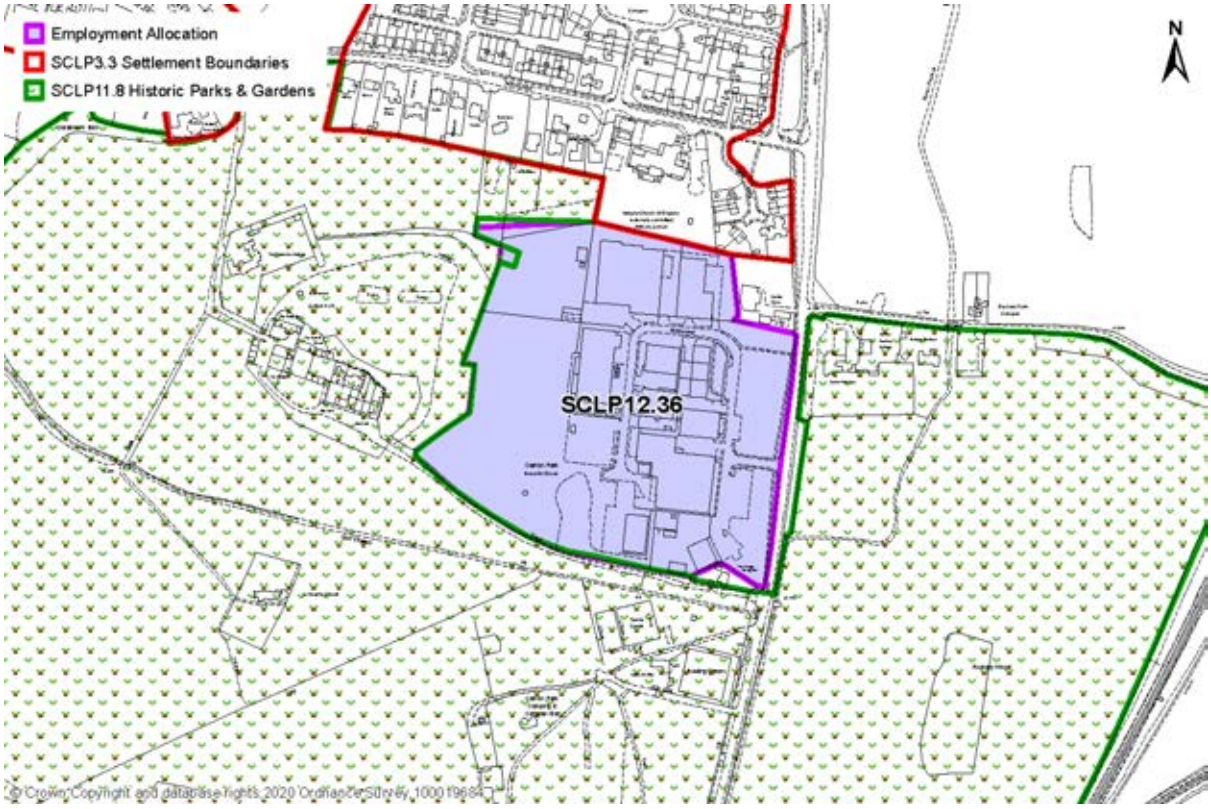
Policy SCLP12.35: Former airfield Debach

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;
f) A site-specific Flood Risk Assessment is provided for proposals greater than 1ha; and
g) Where necessary, a drainage strategy is approved and implemented before development proceeds.

Carlton Park, Kelsale



12.386 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for employment uses and proposals for development relating to this site will also be considered against employment policies in Chapter 4.

12.387 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 plan area. 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.

12.388 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.

12.389 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.

12.390 The Cross Boundary Strategic Flood Risk Assessment between the former Suffolk Coastal District Council and former Waveney District Council and the Cross Boundary Water Cycle Study between the former 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.

12.391 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.

12.392 Development proposals at Kelsale should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

Policy SCLP12.36: 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.

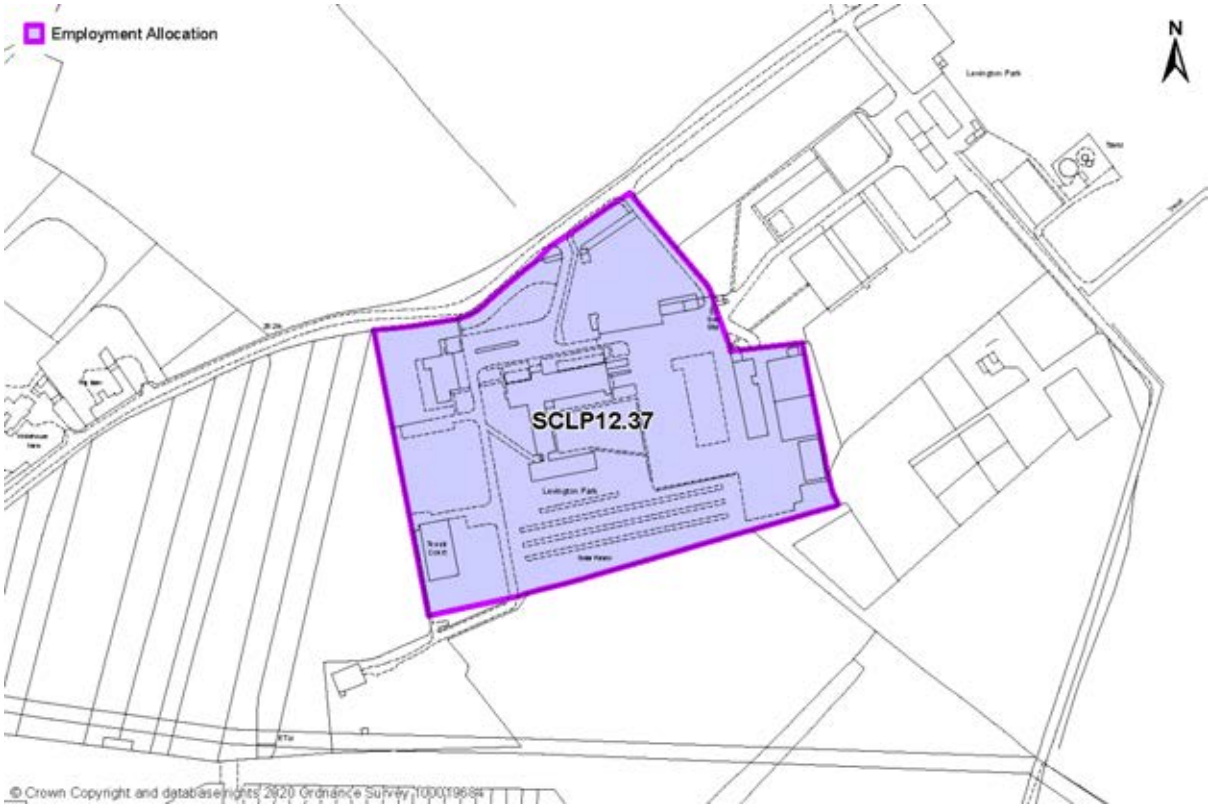
Proposals for development of B1, B2 and B8 uses will be permitted subject to the following criteria:

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.

Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available.

Levington Park, Levington



12.393 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.394 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.

12.395 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.

12.396 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.

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

12.398 The Cross Boundary Water Cycle Study between the former 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.

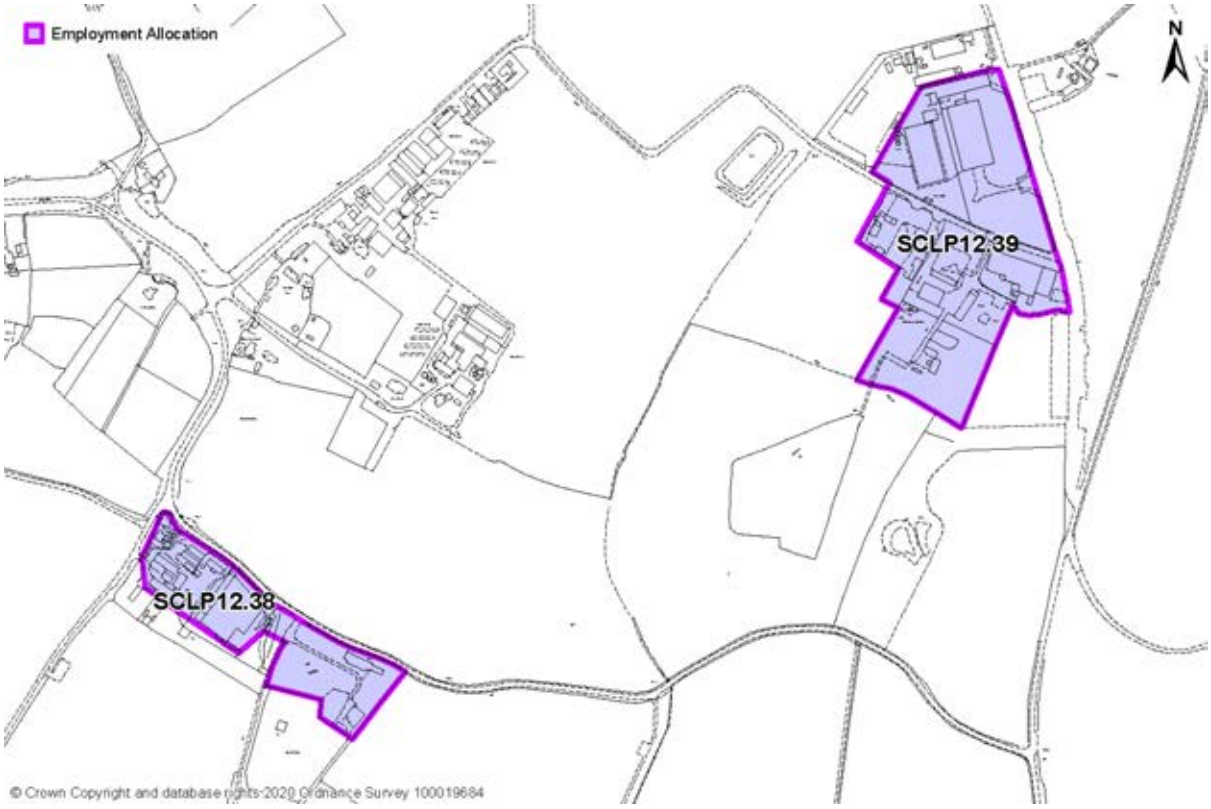
Policy SCLP12.37: Levington Park, Levington

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) Project level Habitats Regulations Assessment will be required;
d) An archaeological investigation may be required depending on the nature of the groundworks; and
e) Landscape and Visual Impact Assessment will be required.

Silverlace Green & Former Airfield, Parham



12.399 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The sites are identified for employment use and proposals for development relating to these sites will also be considered against the employment policies in Chapter 4.

12.400 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.

12.401 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.

12.402 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.

12.403 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.

12.404 Development proposals at Parham should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment limitations at Easton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.405 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.

12.406 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.

12.407 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 SCLP12.38: 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 and type of traffic generated 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) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
f) Adequate sewage treatment facilities are provided;
g) A drainage strategy is approved and implemented before development proceeds;
h) Investigation of potential contamination at the site has been undertaken prior to submission of any planning application;
i) A site-specific Flood Risk Assessment is provided for development of 1ha or more;
j) Any new building or extension to an existing building is acceptable in terms of visual impact on landscape character;
k) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; and
l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

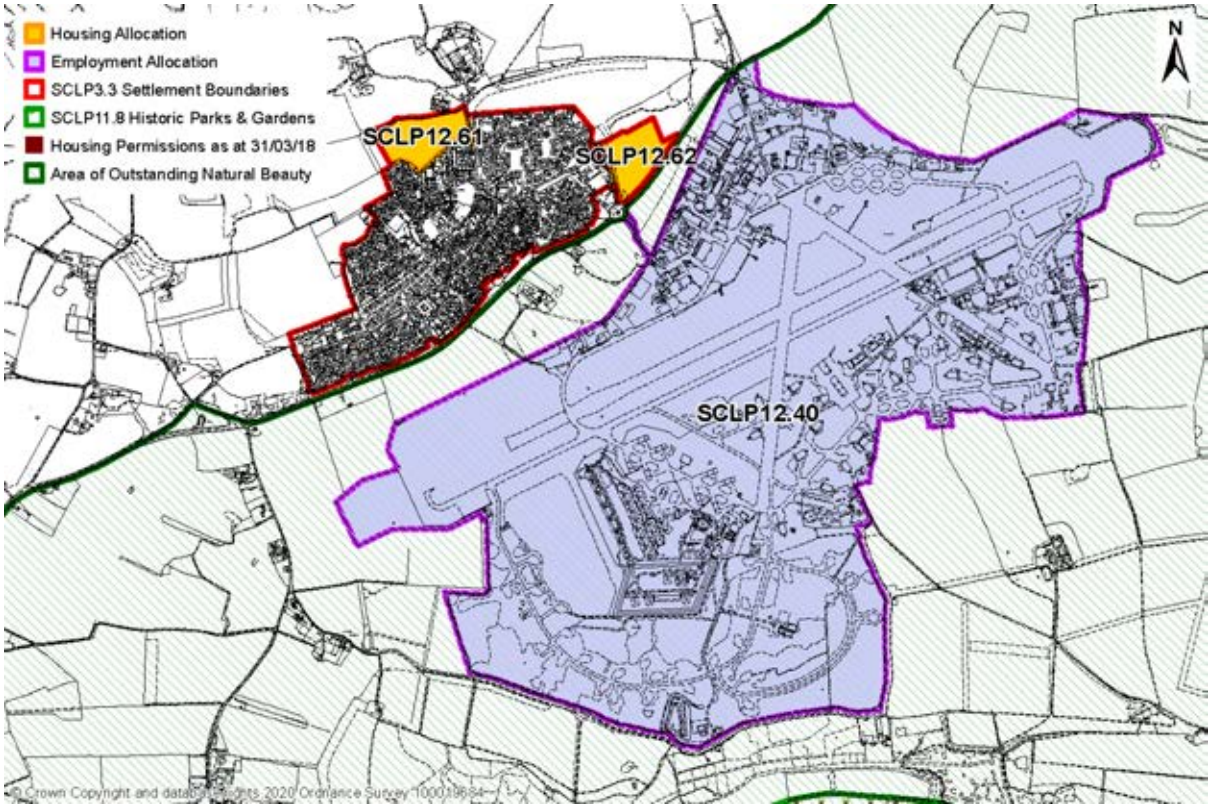
Policy SCLP12.39: Former airfield Parham

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 of the proposed use and type of traffic generated is acceptable in terms of impact on the local road network;
c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
d) A site-specific Flood Risk Assessment is provided for proposals of 1ha or more;
e) A drainage strategy is approved and implemented before development proceeds;
f) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development;
g) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; and
h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Rendlesham (Bentwaters)



12.408 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.409 Land at Bentwaters Park encompasses 390ha, development of which will provide employment uses complementary to the existing employment activities on site.

12.410 This site comprises the former Technical Base at Rendlesham. It is a large site of 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.

12.411 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.

12.412 The site is unique within the plan area 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.

12.413 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.

12.414 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.

12.415 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 Council.

12.416 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.

12.417 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.

12.418 In December 2015 the Council 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.

12.419 The following policy is designed to support the planning permission and to support the longer term use of the site through the plan period.

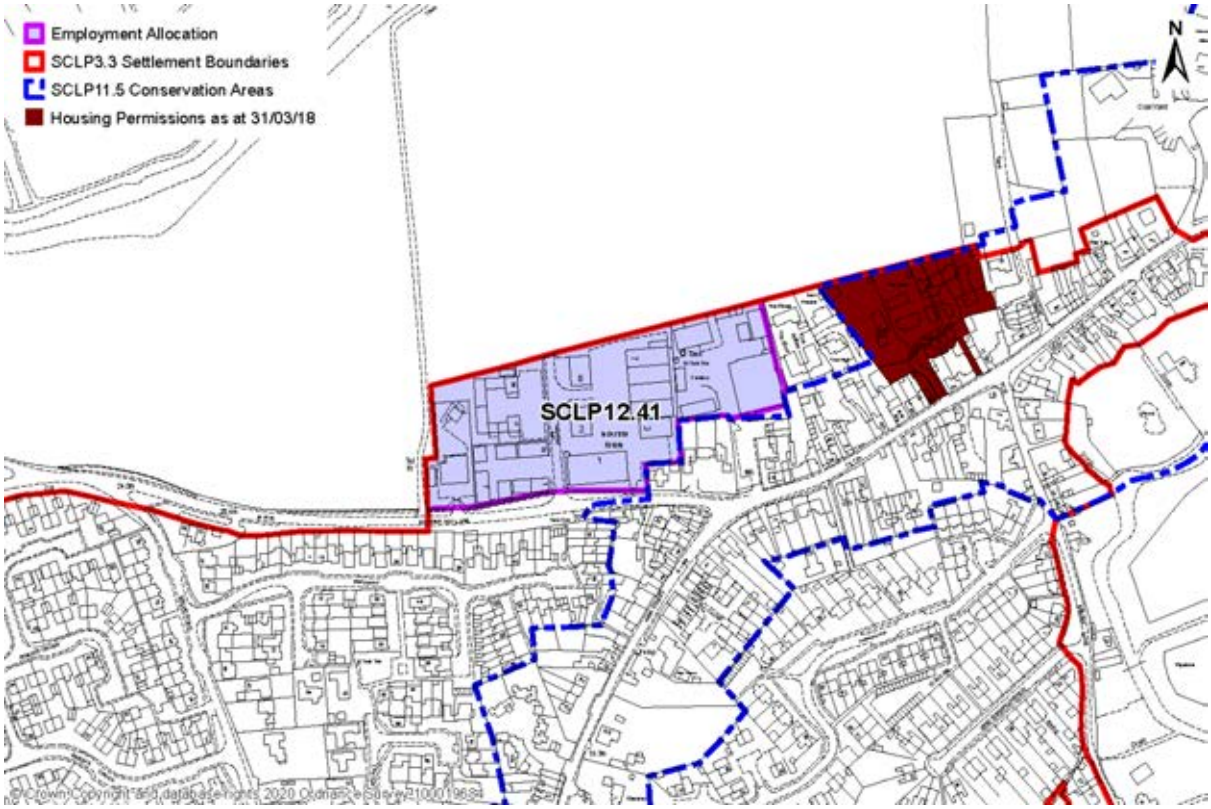
Policy SCLP12.40: Bentwaters Park, Rendlesham

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.

Project level Habitats Regulations Assessment will be required.

Riverside Industrial Estate, Border Cot Lane, Wickham Market



12.420 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is identified for employment uses and proposals for development relating to this site will also be considered against the employment policies in Chapter 4.

12.421 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.

12.422 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.

12.423 The Cross Boundary Water Cycle Study between the former 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.

12.424 Development proposals at Wickham Market should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment limitations at Wickham Market Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

Policy SCLP12.41: 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.

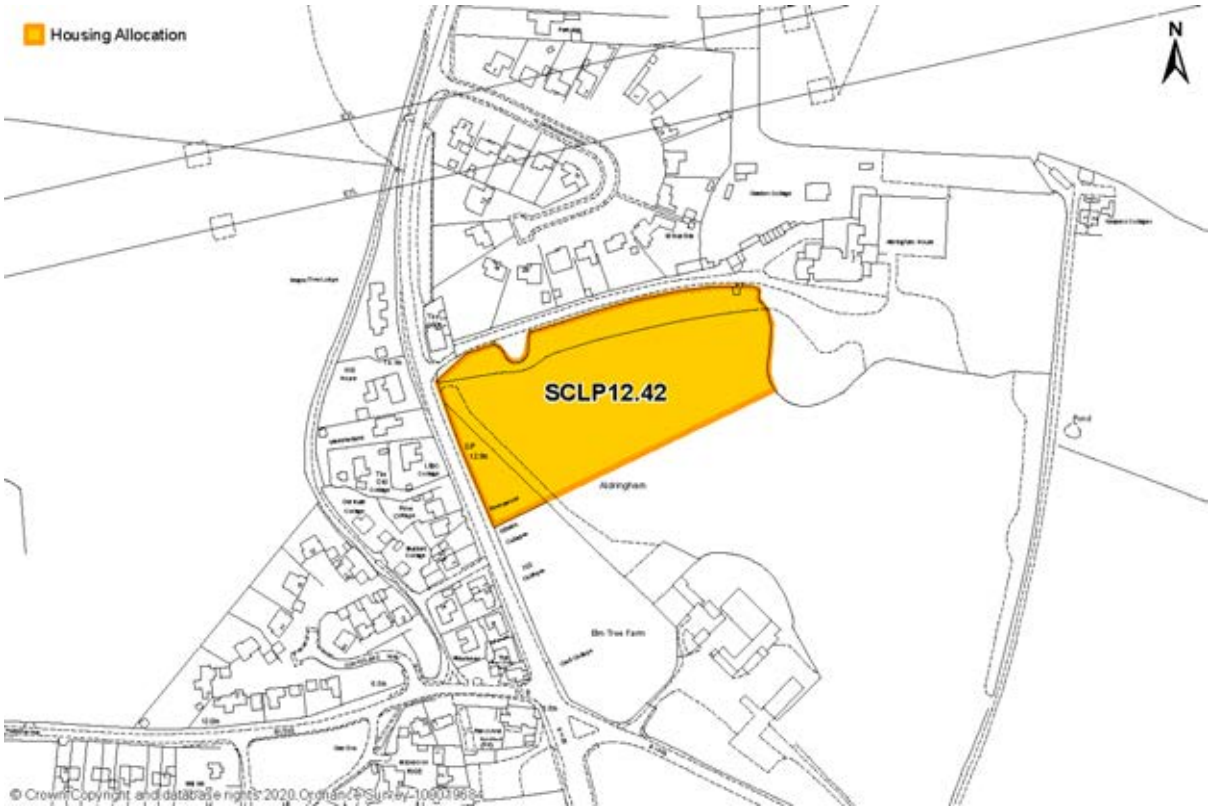
The Council will continue to support proposals for re-development or intensification of B1 and B2 uses within the defined area where it can be demonstrated that schemes are acceptable in terms of impact on the local highway network, and nearby residential uses. Design will also be an issue given the 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;
d) Provision for an archaeological investigation depending on the nature of the groundworks;
e) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
f) A transport assessment to assess the impact of the proposal on the local highways network; and
g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Housing and mixed use site allocations

Land to the East of Aldeburgh Road, Aldringham



12.425 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site is allocated for residential development of approximately 40 dwellings.

12.426 Aldringham (2011 pop. 759) is a Small Village in the settlement hierarchy situated to the south of Leiston and approximately 0.6 miles west of Knodishall. The settlement follows the B1122 main road between Aldeburgh and Leiston and is also built around the Green on Mill Hill. The Grade 2 listed building 'Parrot and Punchbowl Inn' situated on the crossroads acts as a visual, focal point for the village.

12.427 1.66 ha of land is identified as suitable for approximately 40 dwellings. The site is centrally located, on the eastern side of the village. The land rises gently to the north with Aldringham House located at the north east corner, with the cross roads situated 130 metres to the south.

12.428 Due to the prominent location of the site; on sloping ground, on the edge of Aldringham, a key consideration is how the development sits in the surrounding landscape. The development should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments. Any loss of native species hedgerow will need to be replaced with additional native species hedging.

12.429 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.

12.430 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.

12.431 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.

12.432 The Cross Boundary Water Cycle Study between the former 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.

12.433 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.

12.434 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.

12.435 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.

12.436 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements will be required in Leiston/Yoxford to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy for enhancements at Leiston Surgery and its branch surgery at Yoxford, as detailed in the Infrastructure Delivery Framework.

12.437 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

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

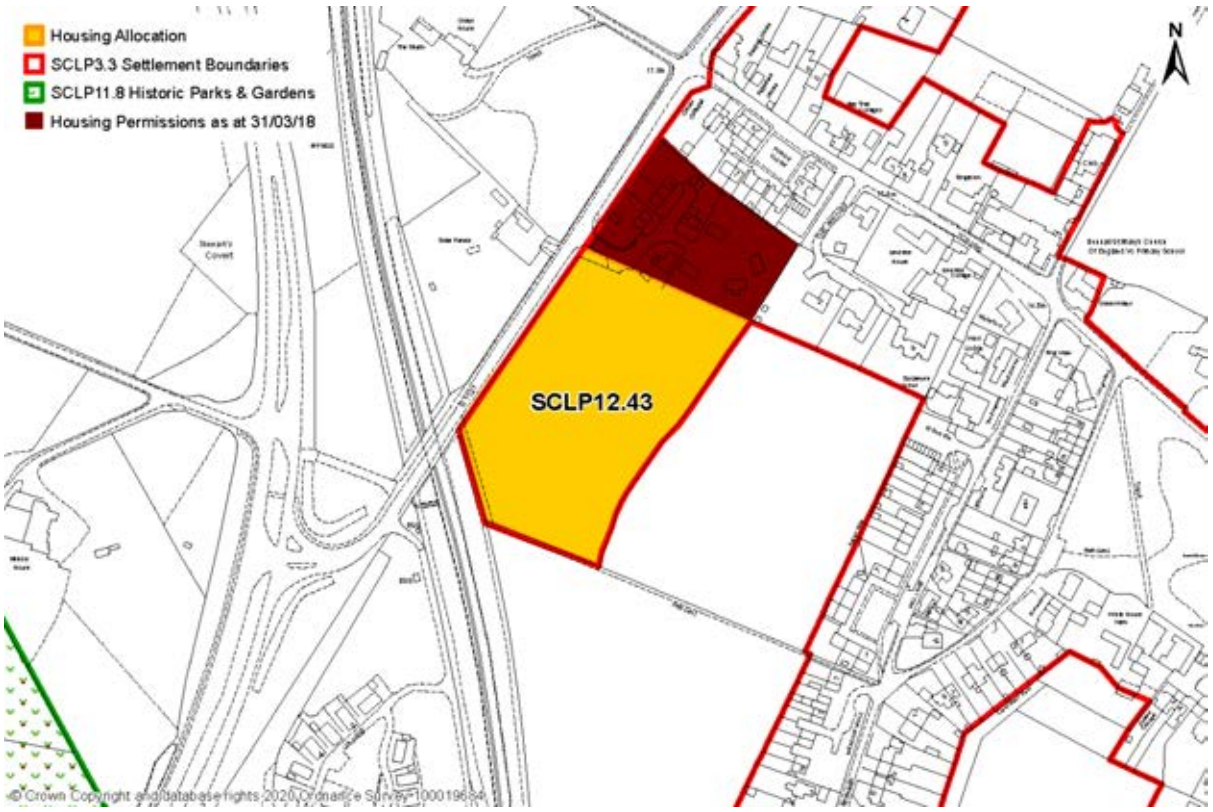
Policy SCLP12.42: Land to the East of Aldeburgh Road, Aldringham

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

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) Project level Habitats Regulations Assessment will be required;
g) An archaeological assessment will be required;
h) A pedestrian crossing point will be required;
i) Surface water disposal must be in accordance with the water management hierarchy;
j) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and
k) 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.

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



12.439 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.

12.440 The site is allocated for development of approximately 50 dwellings. 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.

12.441 The site is well related to the existing built up area of the village and is currently agricultural land. 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.

12.442 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.

12.443 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.

12.444 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.

12.445 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.

12.446 There is a small area of surface water flooding recorded in the east 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.

12.447 Development proposals at Benhall should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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.

12.448 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 a contribution towards additional school spaces will be required through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework

12.449 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.

12.450 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 Surgery, as detailed in the Infrastructure Delivery Framework.

12.451 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 Council.

12.452 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.

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

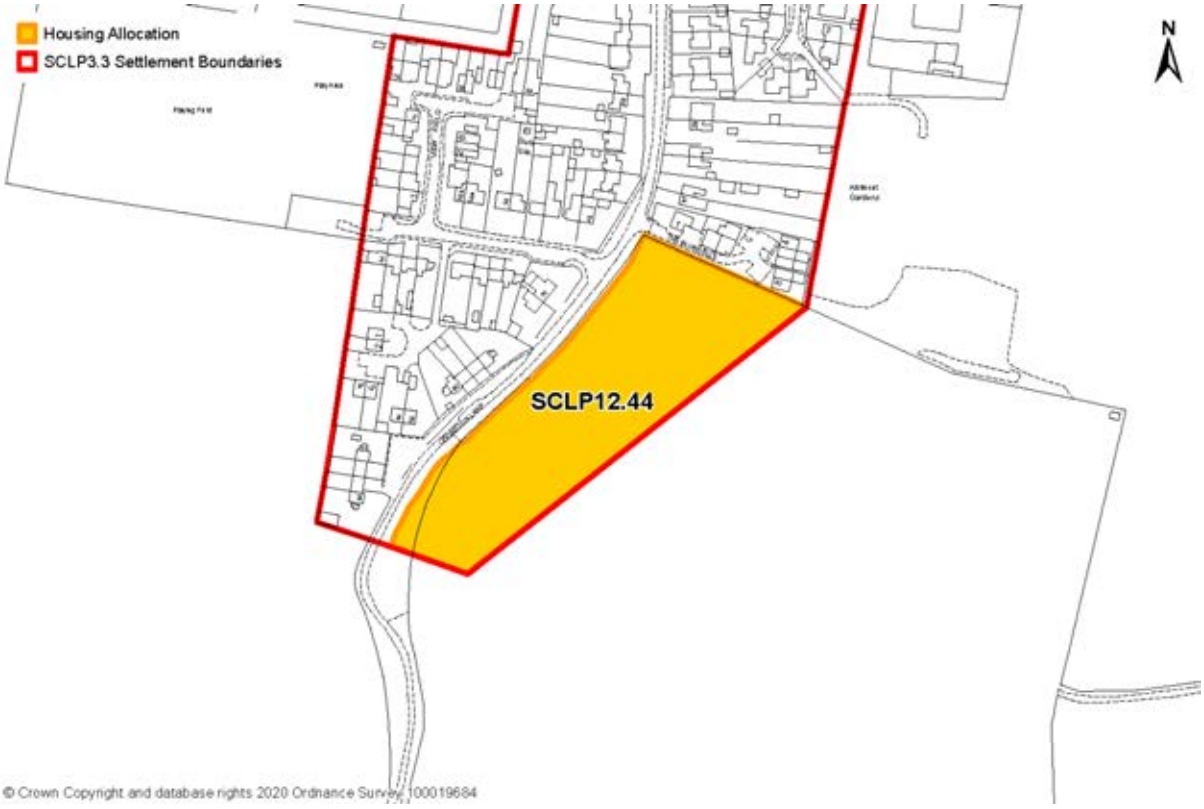
Policy SCLP12.43: Land South of Forge Close between Main Road and Ayden, Benhall

1.76ha of land south of Forge Close between Main Road and Ayden, Benhall, 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) 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 and to make provision for all ages;
e) Contribution towards early years provision;
f) Provision of appropriate landscaping to the south western boundary of the site;
g) Enhanced pedestrian permeability and cycle access will be required;
h) A site-specific Flood Risk Assessment;
i) Surface water disposal to be in accordance with the water management hierarchy;
j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
k) Contribution to enhancement of the local electricity network; and
l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land to the South East of Levington Lane, Bucklesham



12.454 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.

12.455 The site is allocated for development of approximately 30 dwellings. 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.

12.456 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.

12.457 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.

12.458 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.

12.459 Bucklesham Primary School is currently over capacity, and therefore a contribution towards additional school spaces will be required through the Community Infrastructure Levy 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 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.

12.460 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.

12.461 Development proposals at Bucklesham should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Kirton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.462 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.

12.463 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.464 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards provision at Martlesham Surgery and Birches Medical Centre, as detailed in the Infrastructure Delivery Framework.

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

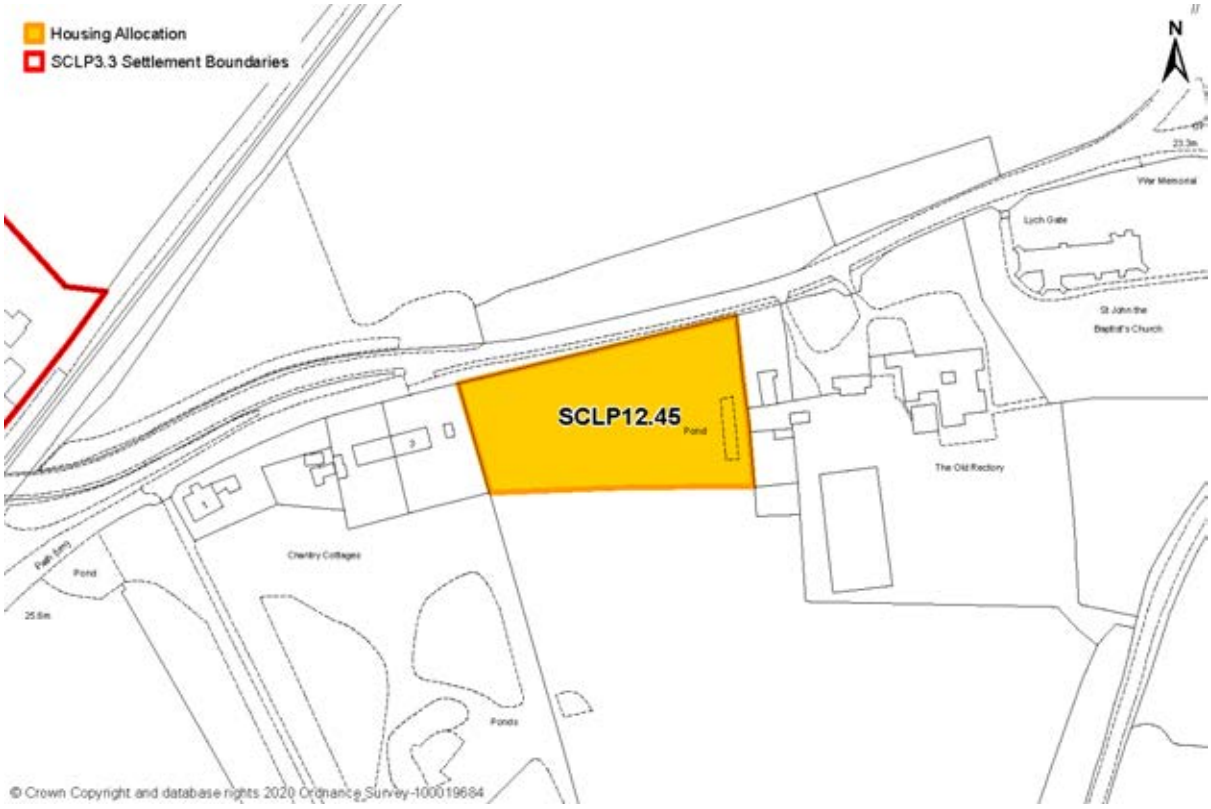
Policy SCLP12.44: Land to the South East of Levington Lane, Bucklesham

1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is identified for the development of 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;
e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
f) 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; and
g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land to the South of Station Road, Campsea Ashe



12.466 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 former Suffolk Coastal 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.

12.467 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.

12.468 The site is allocated for development of approximately 12 dwellings. 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.

12.469 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.

12.470 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.

12.471 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.

12.472 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 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 provision in the area.

12.473 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.

12.474 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.

12.475 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

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

12.477 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 Wickham Market railway station at Campsea Ashe may be required through the Community Infrastructure Levy.

12.478 Development proposals at Campsea Ashe should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment limitations at Wickham Market Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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.

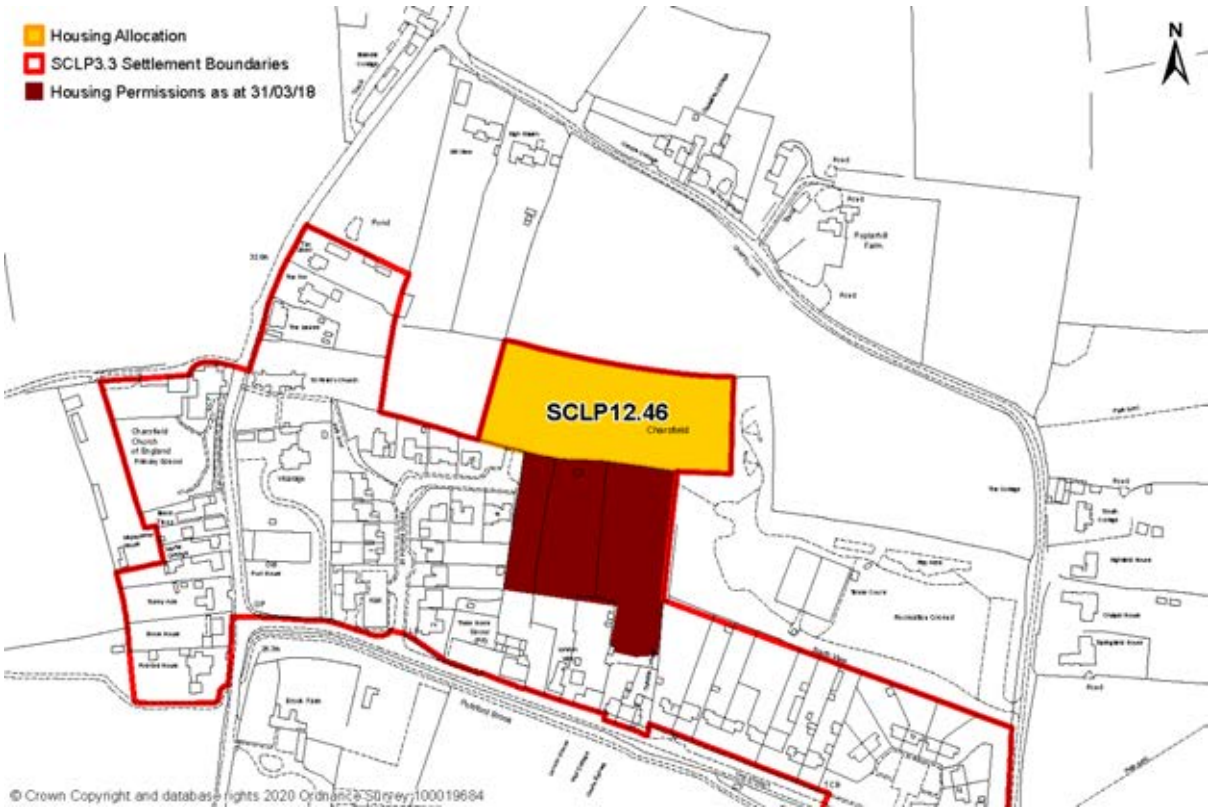
Policy SCLP12.45: Land to the South of Station Road, Campsea Ashe

0.34ha of land to the south of Station Road, Campsea Ashe, as shown on the Policies Map, is identified for the 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;
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) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
h) Surface water disposal to be in accordance with the water management hierarchy; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land behind 15 St Peters Close, Charsfield



12.479 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.

12.480 The site is allocated for development of approximately 20 dwellings. 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. There are records of protected species in the vicinity of the site, and the retention of trees and hedgerows which form the boundary of the site alongside inclusion of permeable features would help to support biodiversity in and around the site.

12.481 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.

12.482 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.

12.483 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.

12.484 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.

12.485 Early years provision is forecast to be over capacity in Wickham Market ward. A contribution towards the construction of a new setting will therefore be required as set out in the Infrastructure Delivery Framework.

12.486 Development proposals at Charsfield should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity and treatment limitations at Charsfield Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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.

12.487 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.

12.488 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.

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

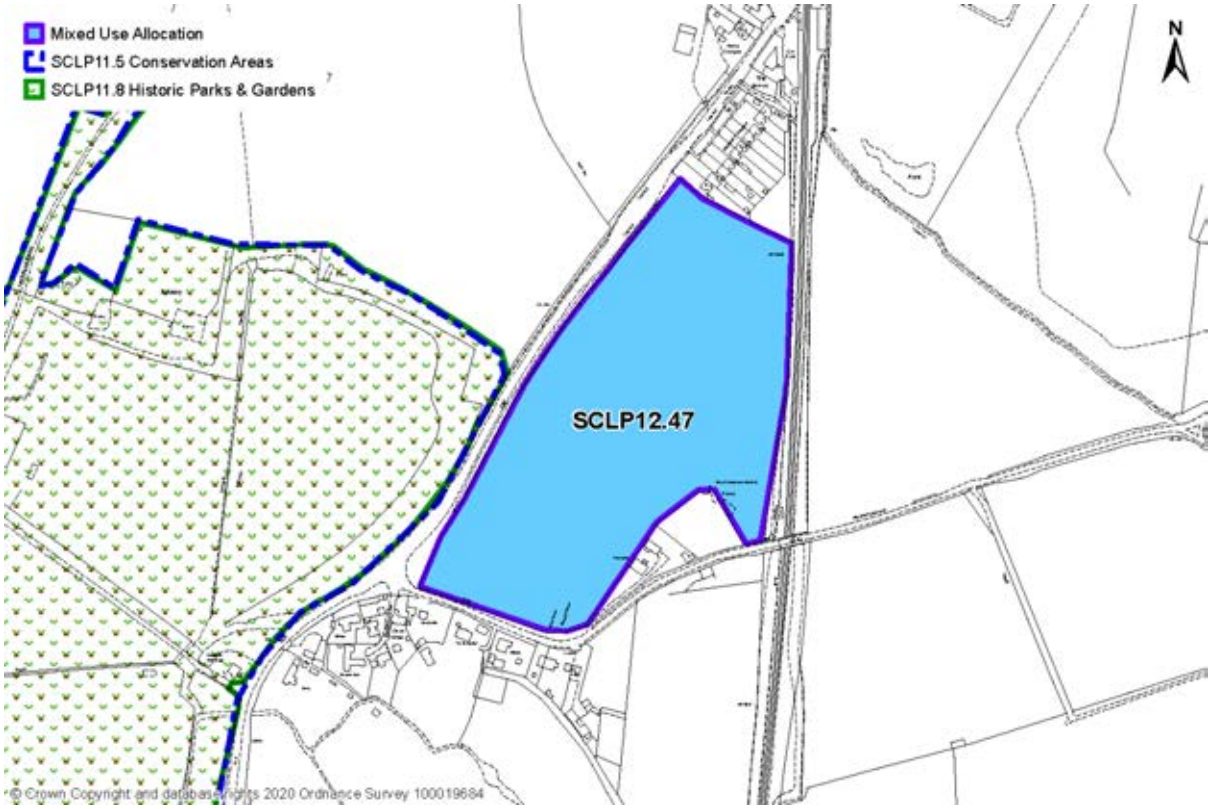
Policy SCLP12.46: Land behind 15 St Peters Close, Charsfield

0.87 ha of land behind St Peters Close, Charsfield, as shown on the Policies Map, is identified for the development of 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;
e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
f) Provision of a pedestrian link to the recreation ground to the east;
g) An ecological survey will be required, and any necessary mitigation provided; and
h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land to the South of Darsham Station, Darsham



12.490 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 former Suffolk Coastal 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.

12.491 Land to the south of Darsham Station is allocated for the provision of approximately 120 dwellings. B1 employment uses will be supported if complimentary to a residential led mixed use scheme.

12.492 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.

12.493 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 integrate the site with the character of the adjacent Parkland.

12.494 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.

12.495 Cockfield Hall Park, identified as an historic park and garden of significance within the plan area, and Yoxford Conservation Area are 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, which are within the Yoxford Conservation Area.

12.496 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.

12.497 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.

12.498 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.

12.499 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.

12.500 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.

12.501 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.

12.502 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.

12.503 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.

12.504 Development proposals at Darsham should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity and treatment limitations at Yoxford Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.505 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.

12.506 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.

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

12.508 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 SCLP12.47: Land to the South of Darsham Station

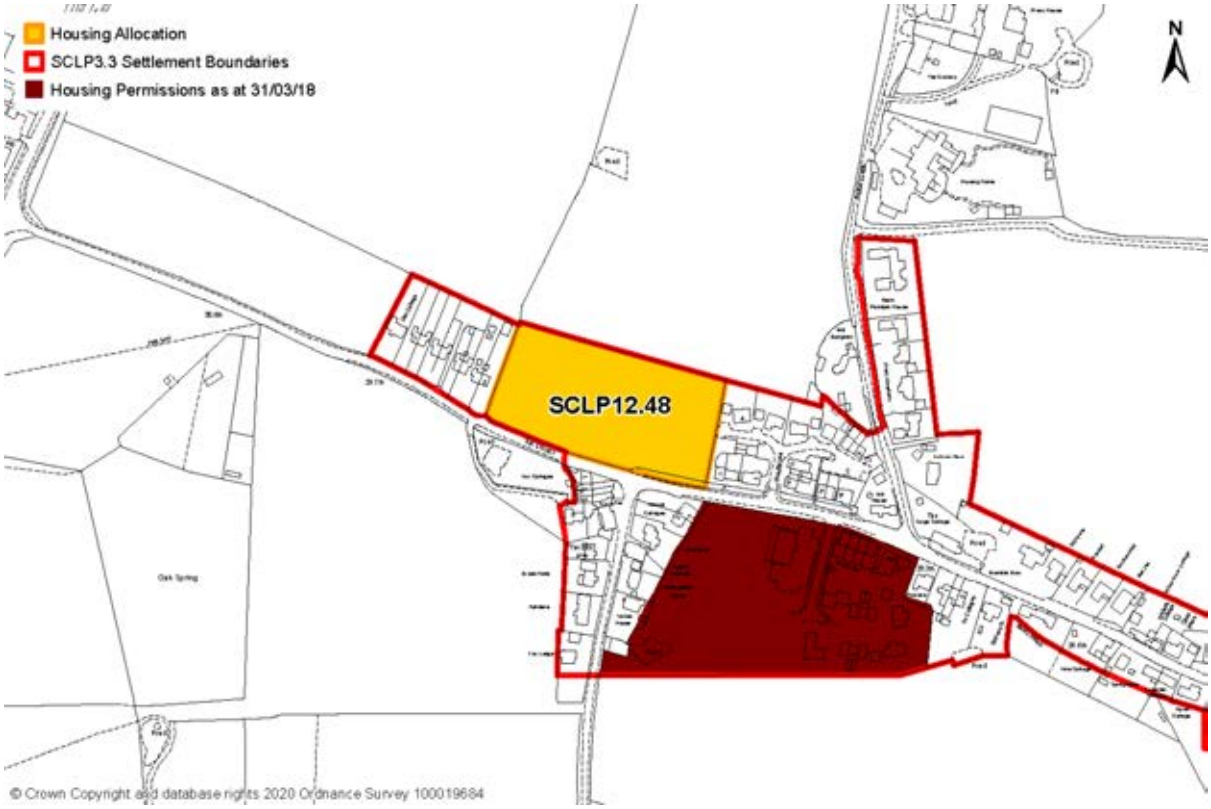
7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is identified for the development of approximately 120 dwellings and open space.

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, including a crossing point to provide links to the existing footway network;
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 and the setting of Yoxford Conservation Area;
h) A site-specific Flood Risk Assessment will be required and any necessary mitigation provided
i) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
j) Provision of a comprehensive Landscape and Visual Impact Assessment will be required, and must inform a scheme of landscape mitigation for the site;
k) Archaeological assessment will be required; and
l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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

Land North of The Street, Darsham



12.509 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.

12.510 The site is allocated for development of approximately 25 dwellings. 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.

12.511 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.

12.512 A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible.

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

12.514 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.

12.515 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.

12.516 Development proposals at Darsham should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity and treatment limitations at Yoxford Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.517 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.

12.518 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.

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

12.520 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.

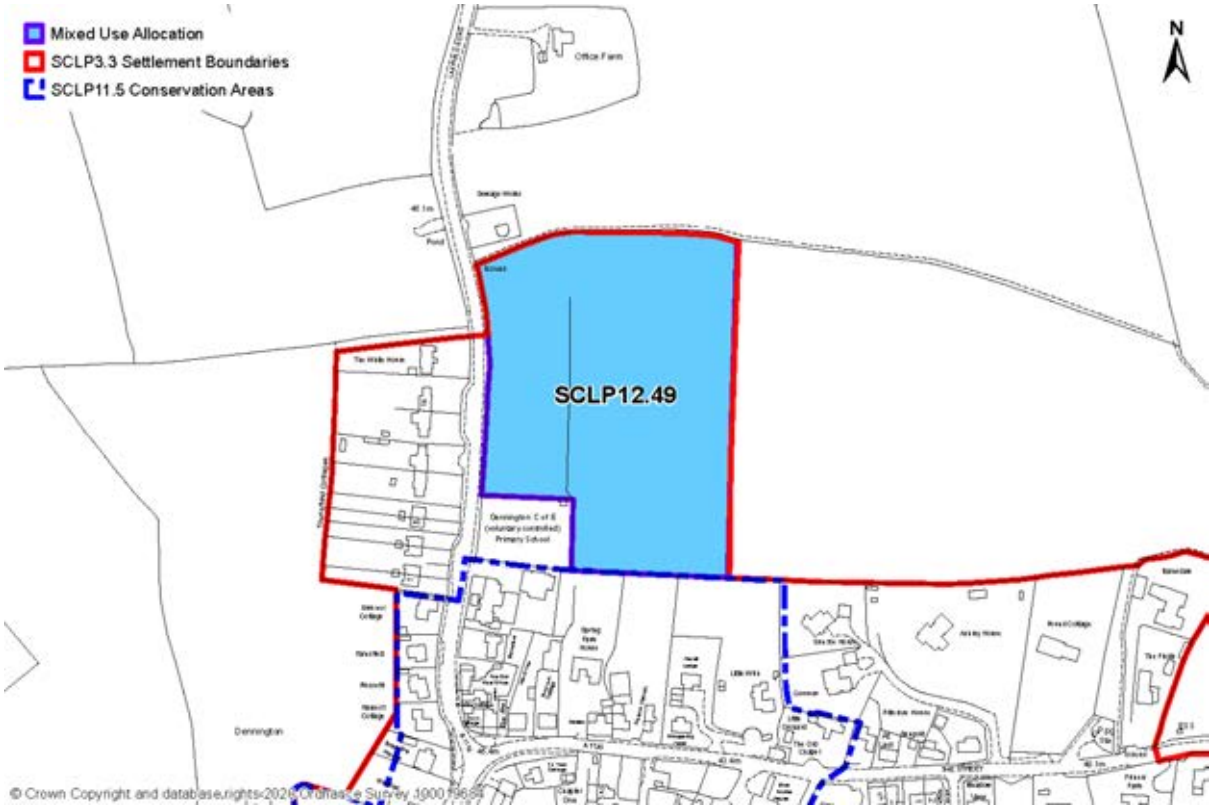
Policy SCLP12.48: Land North of The Street, Darsham

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

Development will be expected to comply with the following criteria:

a) Provision of a safe and suitable access;
b) Existing hedgerows and trees on the frontage of The Street to be retained subject to provision of satisfactory access;
c) Enhancements to the existing footway along part of southern boundary linking into the site;
d) A site-specific Flood Risk Assessment;
e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
f) Affordable housing to be provided on-site;
g) An archaeological assessment will be required; and
h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land off Laxfield Road, Dennington



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

12.522 The site is allocated for development of approximately 35 dwellings. 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.

12.523 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.

12.524 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.

12.525 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.

12.526 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.

12.527 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.

12.528 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.

12.529 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.

12.530 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.

12.531 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.

12.532 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.

12.533 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.

12.534 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.

12.535 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.

12.536 Development proposals at Dennington should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Framlingham Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development. 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.

12.537 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.

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

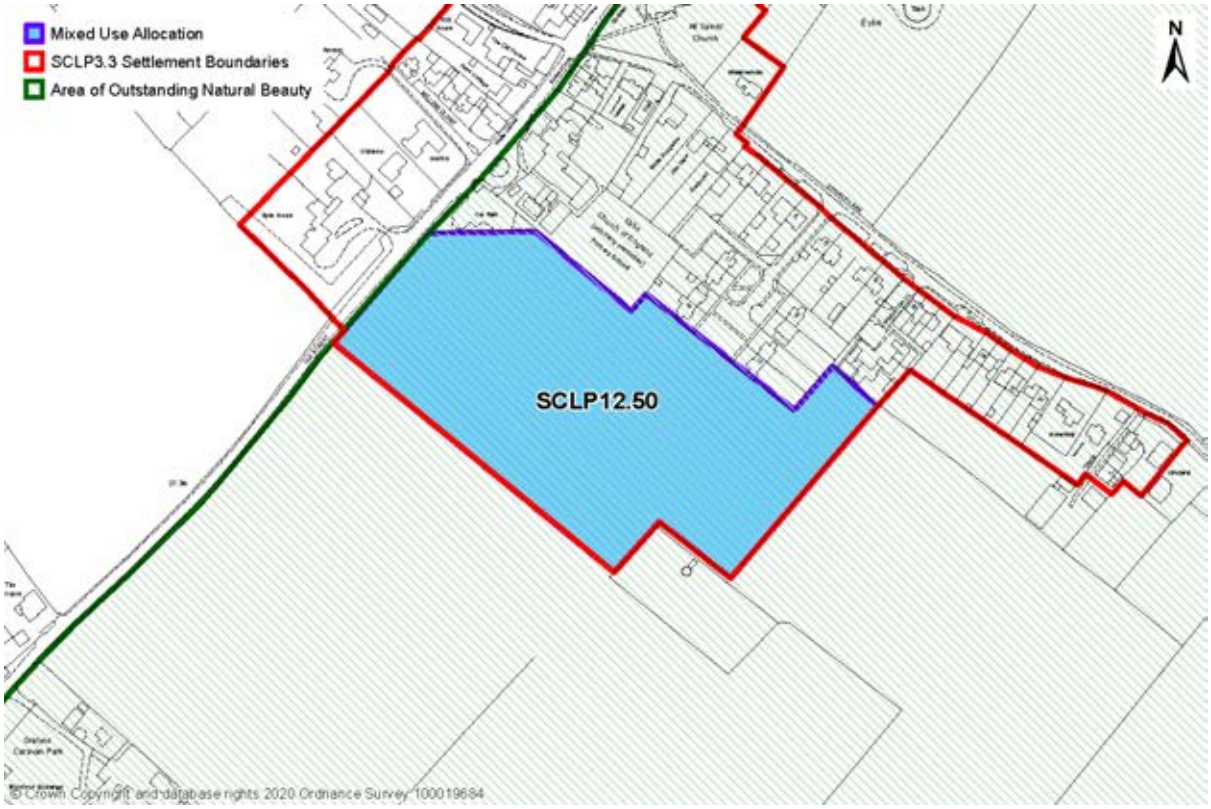
Policy SCLP12.49: Land off Laxfield Road, Dennington

2.04ha of land off Laxfield Road, Dennington, as shown on the Policies Map, is identified for the development of approximately 35 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 a mix of housing including 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 site-specific flood risk assessment and any necessary mitigation;
n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
o) 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
p) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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



12.539 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.

12.540 The site is allocated for development of approximately 65 dwellings and land for school expansion. 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.

12.541 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 plan area may provide an opportunity to meet some of this demand.

12.542 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.

12.543 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.

12.544 Whilst the site is within the Area of Outstanding Natural Beauty (AONB), its location provides public benefits in terms of enabling the expansion of the school (which also serves surrounding communities) which would not be achieved through development of sites outside of the AONB. The design and layout needs to be sensitive to the location of the site in the AONB, 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.

12.545 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.

12.546 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,

12.547 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, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.

12.548 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.

12.549 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.

12.550 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.

12.551 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.

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

12.553 The allocation is in close proximity to the Sandlings Special Protection Area. Project level Habitats Regulations Assessment will need to assess disturbance risks (to include recreation, light, noise etc.) through the consideration of up to date ecological and visitor survey data, to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.554 The Cross Boundary Water Cycle Study between the former 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.

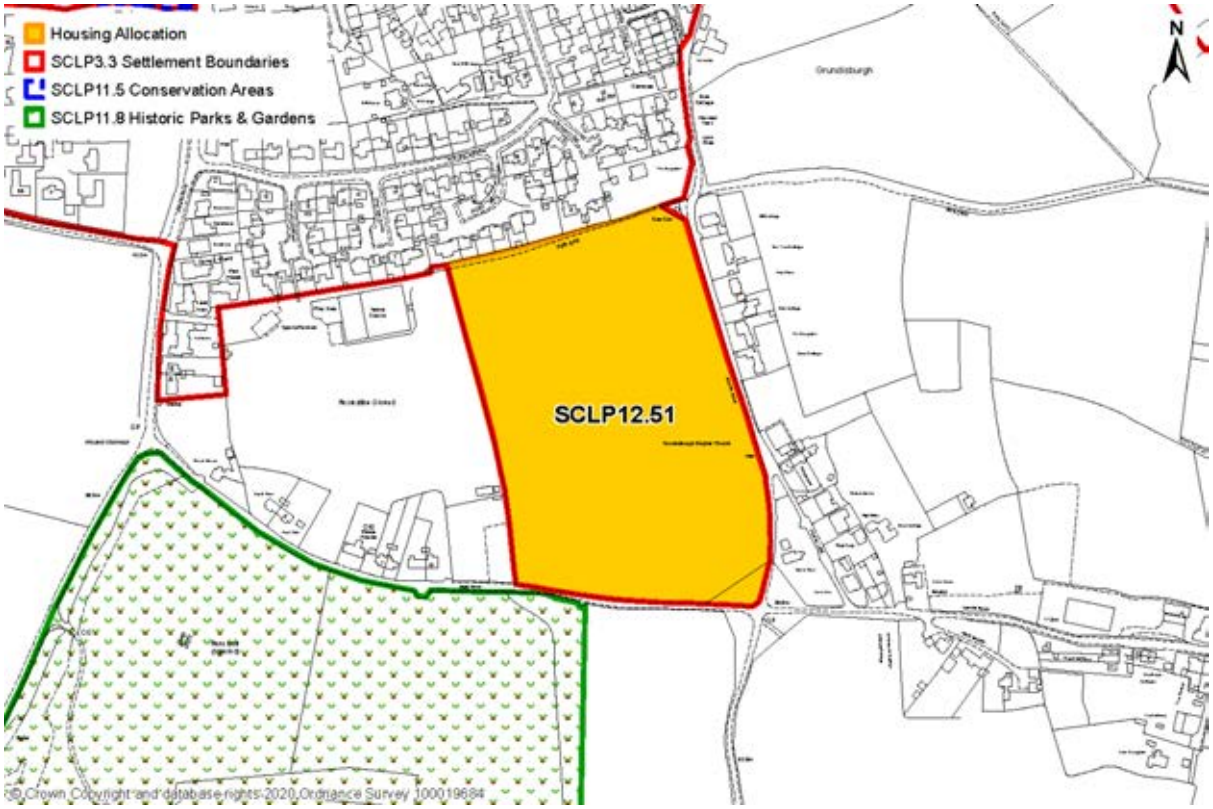
Policy SCLP12.50: Land to the South of Eyke CoE Primary School and East of The Street, Eyke

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 identified 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;
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, informed through a Landscape and Visual Impact Assessment;
k) A project level Habitats Regulations Assessment will be required;
l) Design and layout of the development to be sympathetic to the setting of the nearby Grade II Listed Building;
m) An archaeological assessment will be required; and
n) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.

Land West of Chapel Road, Grundisburgh



12.555 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.

12.556 The site is allocated for the development of approximately 70 dwellings. 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, with shops and services, including the primary school, located further to the north.

12.557 Beyond 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. 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.

12.558 Vehicle access to the site is expected to be onto Park Road, and safe pedestrian access will need to be provided, including exploring opportunities to create safe access to Ipswich Road via the recreation ground.

12.559 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.

12.560 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.

12.561 Evidence from the British Geological Survey suggests that the site is likely to be suitable for infiltration of surface water, although this will need to be considered through a Flood Risk Assessment and Drainage Strategy prepared as part of the development management process. There is a 1 in 100 year surface water flood path through the site, which will need to be considered as part of the detailed design of the site. The site is located within a Source Protection Zone (SPZ) which will need to be considered as part of the drainage strategy.

12.562 The Cross Boundary Water Cycle Study between the former 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.

12.563 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.

12.564 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, Policy 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.

12.565 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.

12.566 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.

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

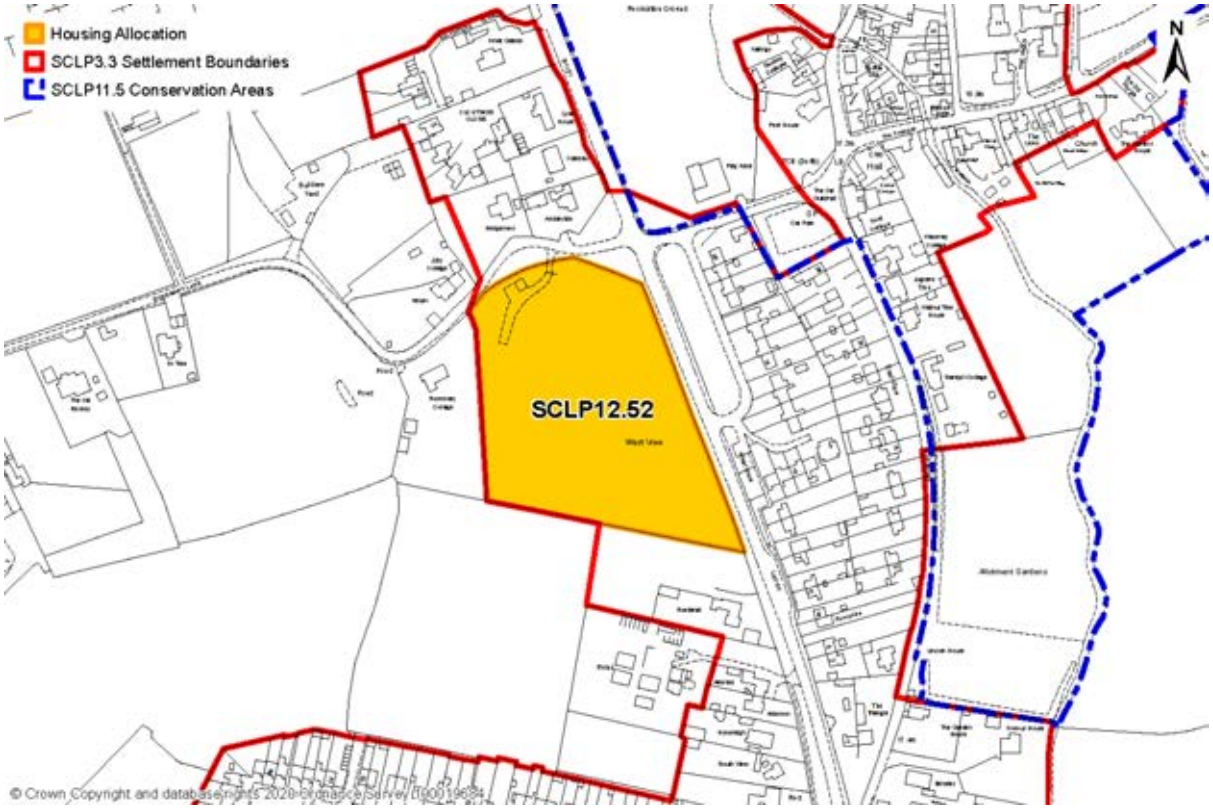
Policy SCLP12.51: Land to the West of Chapel Road, Grundisburgh

5.16ha of land to the west of Chapel Road, Grundisburgh, as shown on the Policies Map, is identified for the 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;
b) Affordable housing to be provided on site;
c) Provision of public open space for all ages, to act as focal point for development;
d) Provision of pedestrian access and footways to support access to services and facilities in the village;
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; and
g) An ecological survey will be required, along with any identified mitigation measures.

Land South of Ambleside, Main Road, Kelsale cum Carlton



12.568 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for development of approximately 30 dwellings.

12.569 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.

12.570 Land south of Ambleside, Main Road is 1.86 hectares in size with an indicative capacity for 30 residential units. It has the potential for more given the varied character and density of development to the west of Main Road in comparison to development 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.

12.571 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.

12.572 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.

12.573 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.

12.574 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 through the Community Infrastructure Levy towards additional primary school places.

12.575 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 towards this provision. Expansion of existing settings in the ward may be secured through contributions via the Community Infrastructure Levy.

12.576 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 Surgery, as detailed in the Infrastructure Delivery Framework.

12.577 Development proposals at Kelsale should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.578 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.

12.579 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.

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

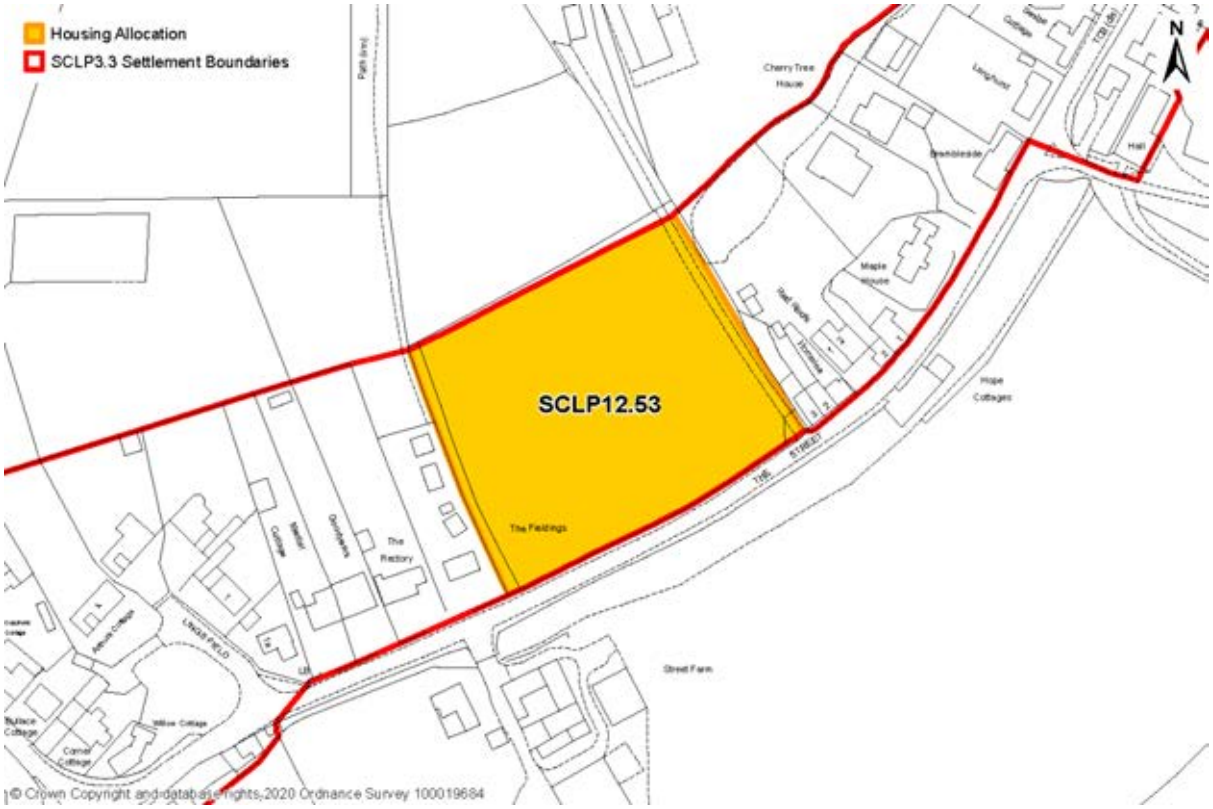
Policy SCLP12.52: Land South of Ambleside, Main Road, Kelsale cum Carlton

1.86ha of land south of Ambleside, Main Road, Kelsale cum Carlton, as shown on the Policies Map, is identified for the development of 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;
k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
l) The layout should where possible, look to retain some views through to open countryside beyond; and
m) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land North of the Street, Kettleburgh



12.581 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.

12.582 Land north of The Street encompasses 0.75ha, development of which is expected to provide 16 dwellings including affordable housing.

12.583 The site is allocated for development of approximately 16 dwellings. 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.

12.584 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.

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

12.586 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 through the Community Infrastructure Levy 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.

12.587 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.

12.588 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.

12.589 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.

12.590 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.

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

12.592 Development proposals at Kettleburgh should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Framlingham Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

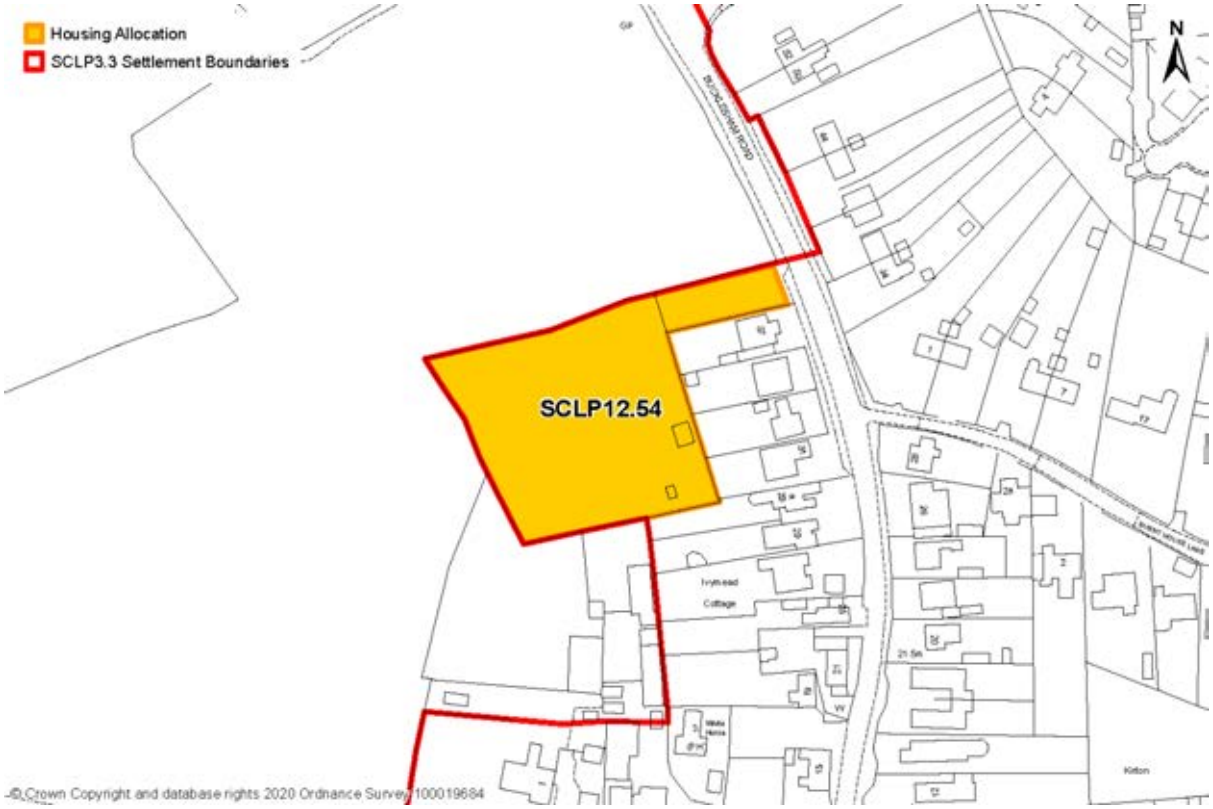
Policy SCLP12.53: Land North of the Street, Kettleburgh

0.75ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is identified for the 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;
g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
h) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village; and
i) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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



12.593 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.

12.594 The site is allocated for development of approximately 12 dwellings. 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.

12.595 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.

12.596 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

12.597 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 SCLP12.65 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.

12.598 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.

12.599 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.

12.600 Development proposals at Kirton should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment limitations at Kirton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.601 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. A contribution through the Community Infrastructure Levy towards additional primary care floorspace will be requested. Given the close proximity of this site to the proposed North Felixstowe Garden Neighbourhood, strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.602 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.

12.603 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Felixstowe library which has been identified as a library where enhancements are necessary to improve provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

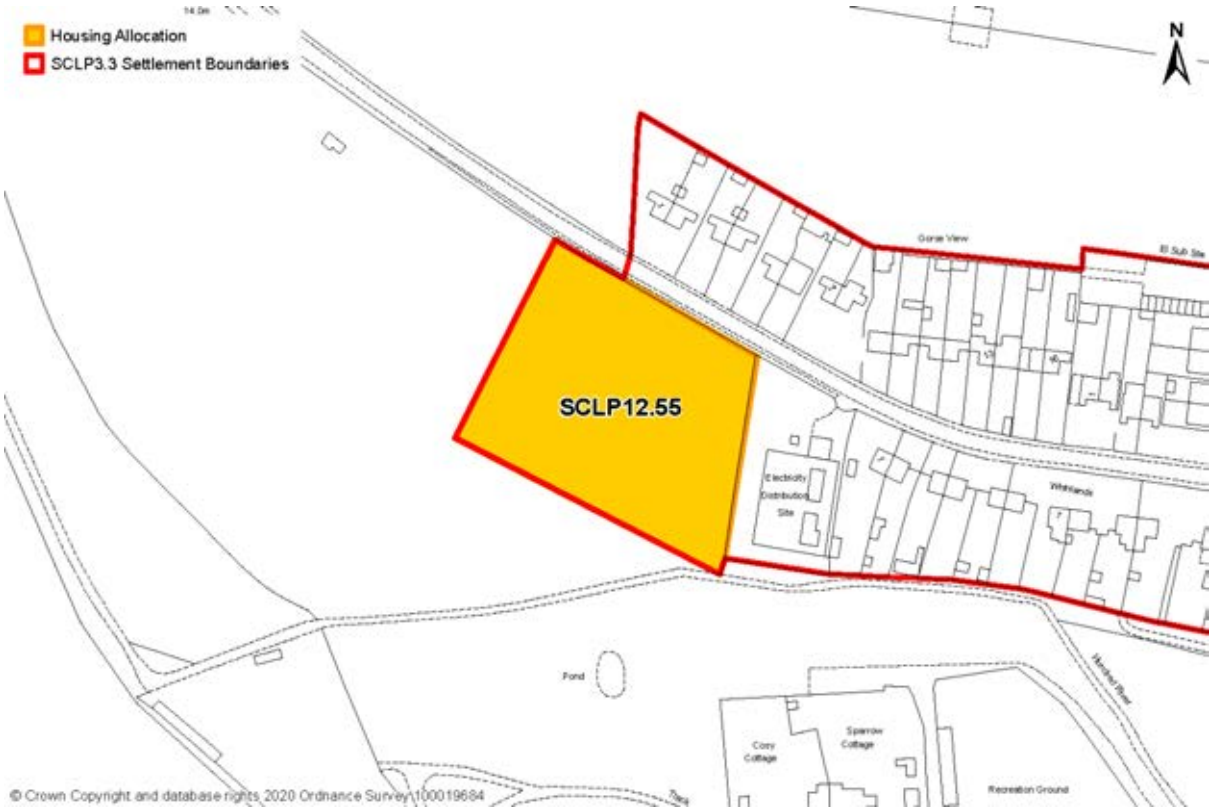
Policy SCLP12.54: Land to the rear of 31-37 Bucklesham Road, Kirton

0.44ha of land to the rear of 31-37 Bucklesham Road, Kirton, as shown on the Policies Map, is identified 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;
e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
f) Surface water disposal to be in accordance with the water management hierarchy; and
g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land at School Road, Knodishall



12.604 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 allocated for development of approximately 16 dwellings. 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.

12.605 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.

12.606 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.

12.607 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.

12.608 Coldfair Green Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution through the Community Infrastructure Levy will be required towards additional school spaces through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework.

12.609 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.

12.610 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.

12.611 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.

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

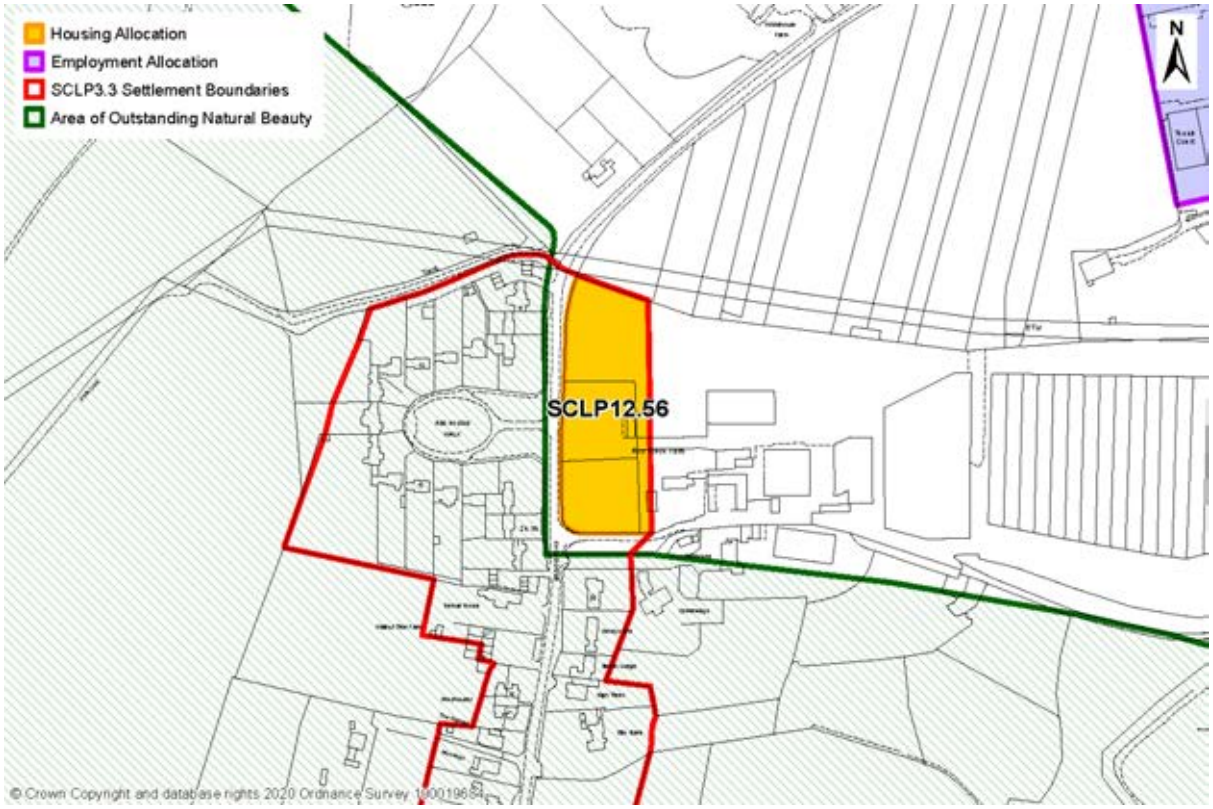
Policy SCLP12.55: Land at School Road, Knodishall

0.65ha of land at School Road, Knodishall, as shown on the Policies Map, is identified for the development of 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;
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; and
e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Bridge Road, Levington



12.613 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.

12.614 The site is allocated for the development of approximately 20 dwellings. 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. Overhead cables run close to the northern boundary of the site, and development would need to ensure that appropriate consideration is given to these through the layout of the site.

12.615 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.

12.616 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.

12.617 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.

12.618 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

12.619 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.

12.620 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Ravenswood Medical Practice 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.

12.621 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.

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

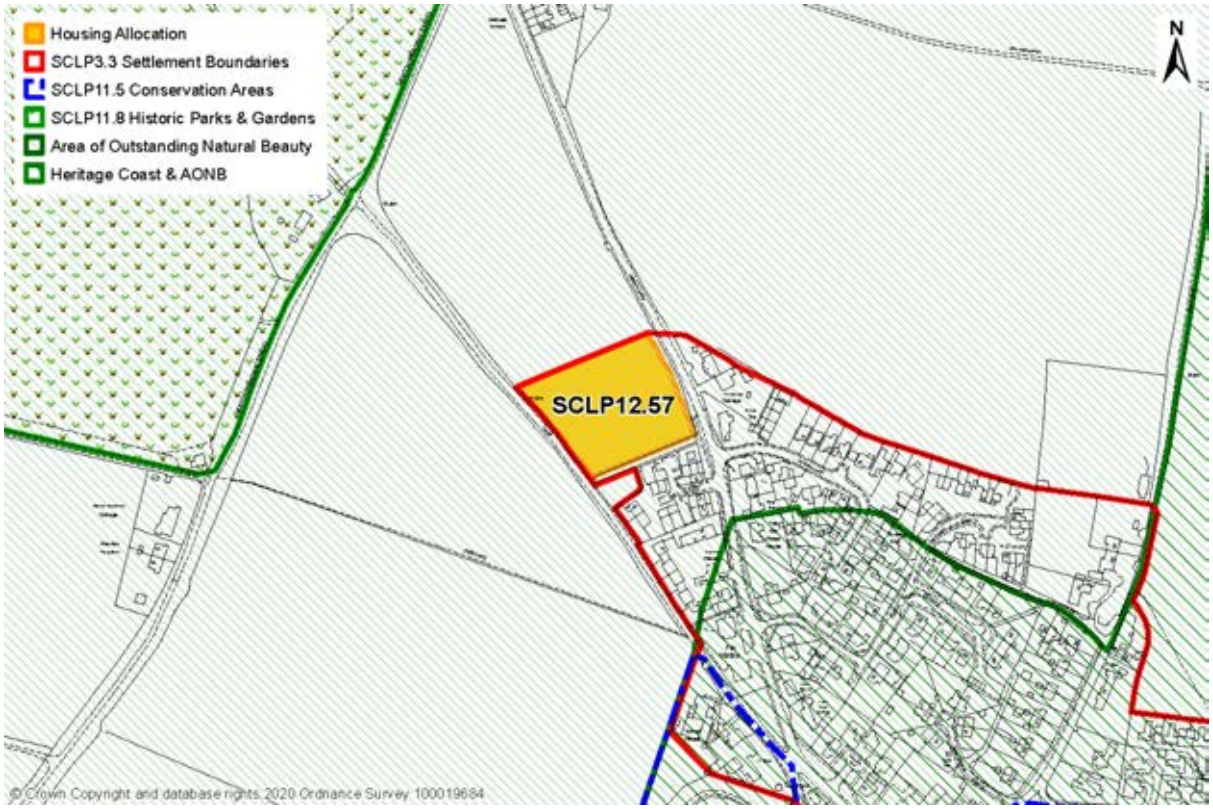
Policy SCLP12.56: Land at Bridge Road, Levington

0.75ha of land adjacent Levington Park, Bridge Road, Levington, as shown on the Policies Map, is identified for the development of 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;
d) A project level Habitats Regulations Assessment will be required; and
e) Provision of pedestrian connectivity to the footpath on Bridge Road.

Land North of Mill Close, Orford



12.623 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for development of approximately 10 dwellings.

12.624 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 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.

12.625 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.

12.626 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.

12.627 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.

12.628 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.

12.629 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.

12.630 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.

12.631 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.

12.632 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at Chapman House 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.

12.633 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.634 The Cross Boundary Water Cycle Study between the former 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.

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

Policy SCLP12.57: Land North of Mill Close, Orford

0.86ha of land north of Mill Close, Orford, as shown on the Policies Map, is identified for the development of 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



12.636 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.

12.637 The site is allocated for development of approximately 60 dwellings. 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.

12.638 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.

12.639 The built form of the existing agricultural buildings protrudes from the village into the landscape to the east. The layout of the site will need to be considered in relation to the requirements of Policy SCLP11.2 Residential Amenity, acknowledging the potential for continued use of the land to the east for agricultural purposes. 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.

12.640 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.

12.641 An area at risk of surface water flooding exists along the western 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.

12.642 Due to the nature of current and previous agricultural uses on the site, a Contaminated Land Assessment will be required in order to investigate and address this potential issue.

12.643 The Cross Boundary Water Cycle Study between the former 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.

12.644 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.

12.645 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.

12.646 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.

12.647 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 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.

12.648 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, Policy 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.

12.649 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.

12.650 Suffolk County Council have indicated that Stowmarket household waste recycling centre needs to be relocated to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the relocation of the centre as identified in the Infrastructure Delivery Framework.

12.651 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance 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 SCLP12.58: Land adjacent to Swiss Farm, Otley

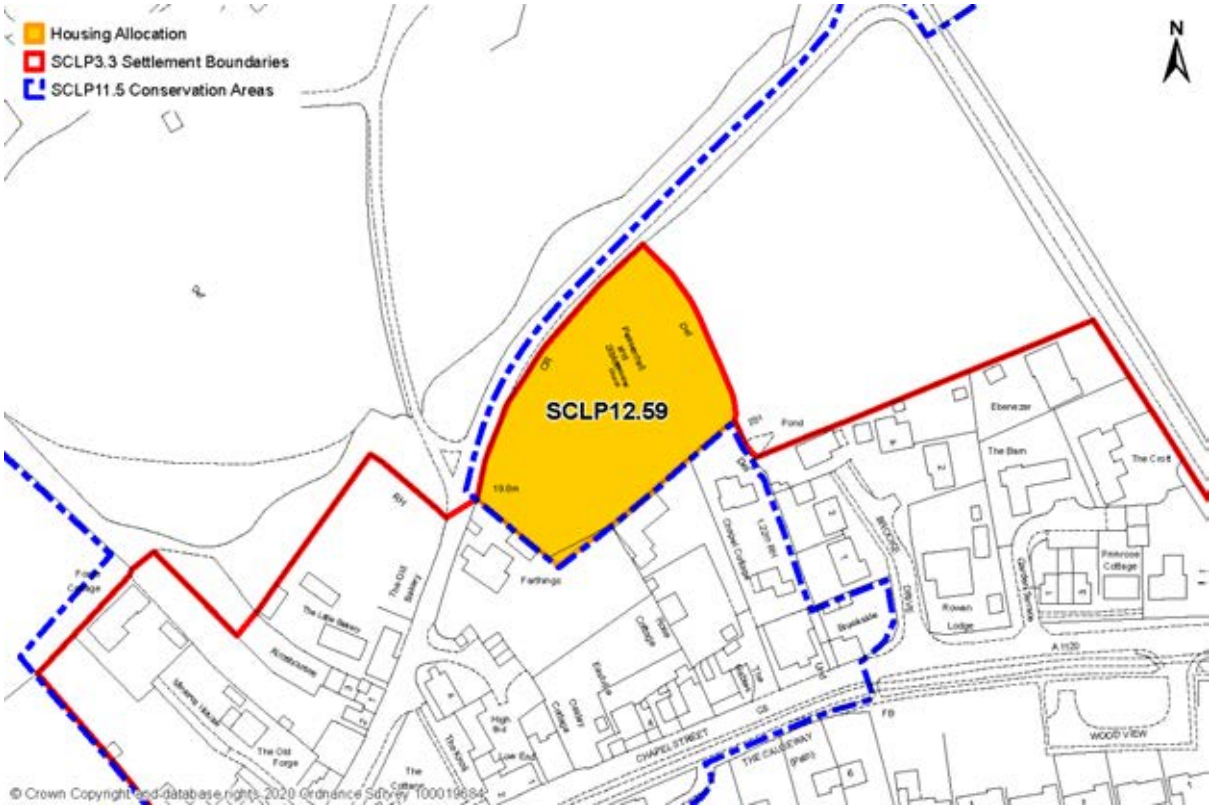
1.47ha of land at Chapel Road, Otley, as shown on the Policies Map, is identified for the development of approximately 60 dwellings.

Development will be expected to accord with the following criteria:

a) Provision of housing that would meet the needs of older people;
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 a Transport Assessment, in particular to assess impacts on the B1078 / B1079 junction;
g) Provision of landscaping to the eastern border of the site to provide an appropriate edge in relation to the open countryside beyond the site;
h) An ecological survey will be required, along with any identified mitigation measures; and
i) Provision of a Contaminated Land Assessment.

Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the east of the site would not cause an unacceptable impact on the living conditions of the future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.

Land adjacent to Farthings, Sibton Road, Peasenhall



12.652 Peasenhall with part of Sibton (2011 pop. 521) is identified as a Small Village in the Settlement Hierarchy and benefits from a good small scale convenience offer, however, lacks a primary school that would otherwise put it in the category of Large Village. Yoxford operates as the nearest primary school amongst other services and is a short distance from Peasenhall.

12.653 The site is allocated for development of approximately 14 dwellings. The site is situated on the eastern edge of Peasenhall but tightly contained adjacent to the existing built environment to the south and west. Agricultural land occupies the land to the east and is the sole use of the site. The parkland setting of Sibton Abbey is located directly north, which provides a unique feature within the settlements of Peasenhall and Sibton. West of the site lie a number of buildings of contrasting architectural styles, which are characteristic of Peasenhall's variety of high quality vernacular and formal buildings.

12.654 The aforementioned Parkland setting to the north and high quality diverse built environment to the west make an important contribution to the character of the Conservation Area and will therefore need full consideration in regard to the design of any development. While the site is outside the Conservation Area boundary, potential impact on the setting of the Conservation Area will need to be considered. Development must also be respectful of the important view emanating from the Knoll towards the rural Parkland setting of Sibton Abbey.

12.655 Suffolk County Council Archaeological Service has identified the site as of archaeological value. Development proposals will need to evaluate the archaeological extent of the site through an appropriate

assessment. The site is on the edge of the historic core of the settlement, and therefore a programme of archaeological works may be required.

12.656 Flood Zone 2 occupies the north east corner of the site, therefore, a site-specific 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.

12.657 Development proposals at Peasenhall should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity and treatment limitations at Yoxford Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.658 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.

12.659 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.

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

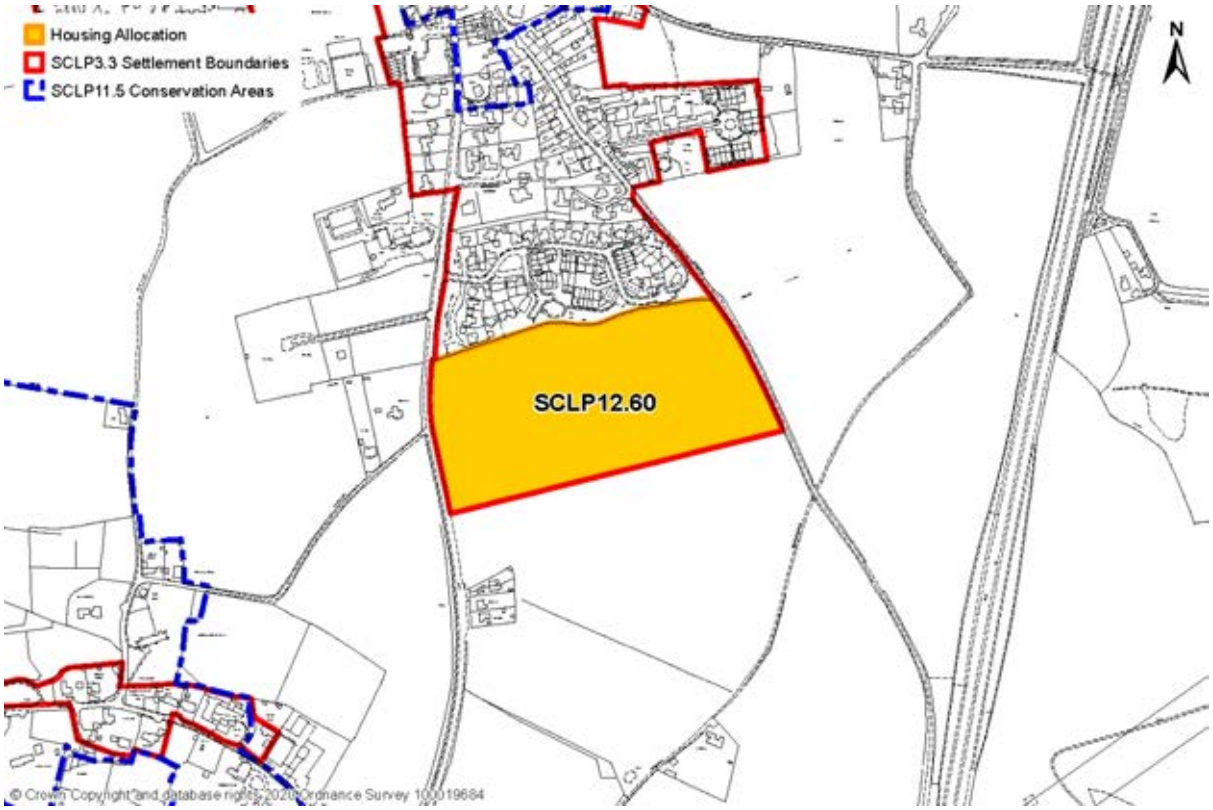
Policy SCLP12.59: Land adjacent to Farthings, Sibton Road, Peasenhall

0.41ha of land adjacent to Farthings, Sibton Road, Peasenhall, as shown on the Policies Map, is identified for the 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;
e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;
f) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and
g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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



12.661 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 plan area 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.

12.662 The site is allocated for the development of approximately 150 dwellings. 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.

12.663 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.

12.664 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.

12.665 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. The Policy requires a landscape buffer to be at least 10 metres in depth, and in the creation of a 'soft' edge to the development it is anticipated that in places this will be greater than 10 metres in order that a uniform appearance does not result. Provision of open space should provide opportunities for people of all ages to be active.

12.666 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.

12.667 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.

12.668 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.

12.669 A small area of surface water flooding is recorded 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.

12.670 The Cross Boundary Water Cycle Study between the former 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.

12.671 Development proposals at Wickham Market and Pettistree should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment limitations at Wickham Market Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.672 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, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.

12.673 Early years provision is forecast to be over capacity in Wickham Market ward. A contribution towards the construction of a new setting will therefore be required as set out in the Infrastructure Delivery Framework. This policy allows for a portion of this site to be used for an early years setting, if required.

12.674 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.

12.675 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.

12.676 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.

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

12.678 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.

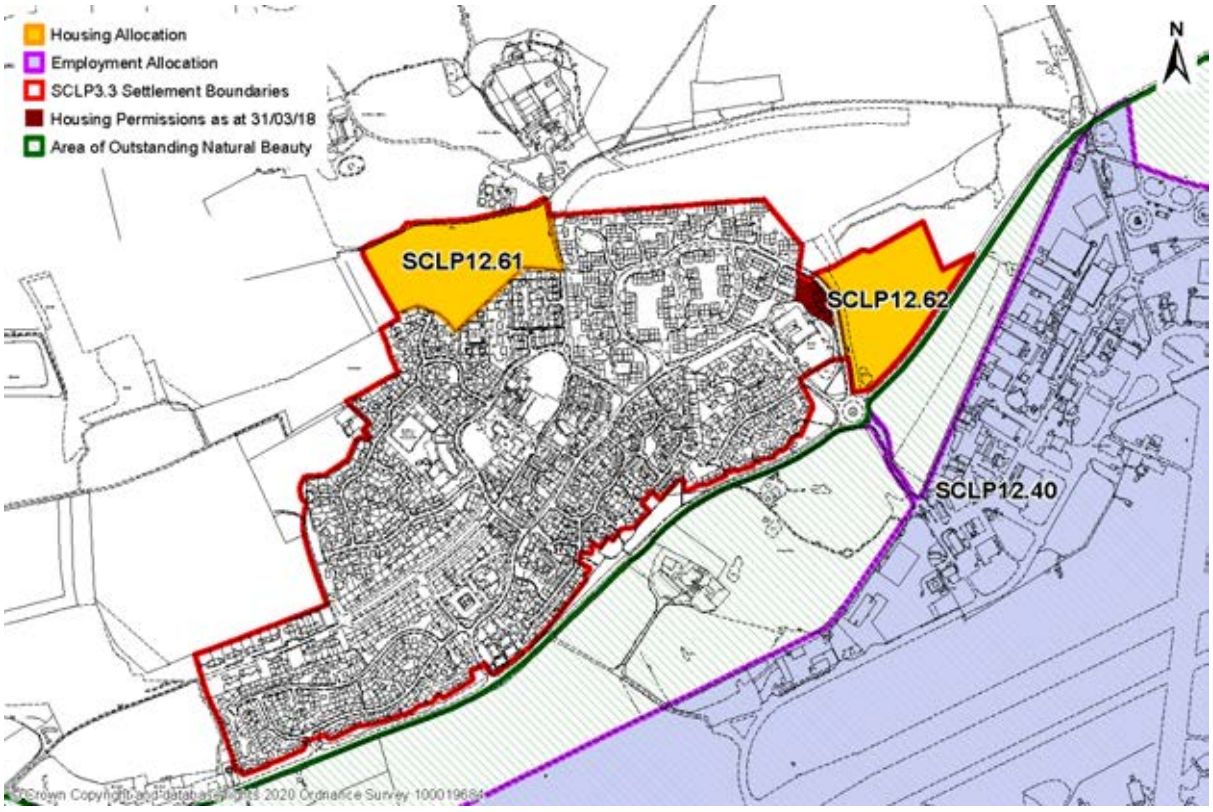
Policy SCLP12.60: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is identified for the development of approximately 150 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 self-build plots;
b) Provision of affordable housing on site;
c) Provision of 0.1ha of land for a new early years setting if needed;
d) Provision of a landscape buffer of at least 10 metres depth along the southern boundary of the site, to create a 'soft' and distinctive gateway to Wickham Market;
e) Provision of open space to provide for all ages;
f) Provision of pedestrian connectivity with footpaths to the north on the B1438;
g) Proportionate archaeological assessment will be required;
h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;
j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and
k) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.

Land West of Garden Square Rendlesham and Land East of Redwald Road, Rendlesham



12.679 These allocations are carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).Land west of Garden Square is allocated for the development of approximately 50 dwellings and also Land east of Redwald Road is allocated for the development of approximately 50 dwellings.

12.680 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 plan area 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.

12.681 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.

12.682 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.

12.683 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.

12.684 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.

12.685 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.

12.686 The site allocated as Policy SCLP12.61 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.

12.687 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.

12.688 The Cross Boundary Water Cycle Study between the former 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.

12.689 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.

12.690 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.

12.691 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.

12.692 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.

12.693 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.

12.694 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.

12.695 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance 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 SCLP12.61: 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 development of approximately 50 dwellings and greenspace provision.

Development will be expected to accord with the following criteria:

a) Ensure that the risk of odour and other amenity impacts from Rendlesham Water Recycling Centre is not detrimental to the living conditions of future occupiers as set out in Policy SCLP11.2. Evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the future dwellings, and that the continuous operation of Rendlesham Water Recycling Centre is not affected. This will require the provision of a suitable 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 design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan;
d) Provision of affordable housing;
e) 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;
f) Provision of a substantial landscape buffer to the northern and western boundaries where it abuts open countryside;
g) A site-specific Flood Risk Assessment is required;
h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
i) An archaeological assessment will be required; and
j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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.

12.696 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.

12.697 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.

12.698 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 with RNPP3, where a local need is identified.

12.699 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 Assessment requirement should be carried out to inform the design and landscaping of the scheme. The trees bordering the B1069 should be retained.

12.700 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.

12.701 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.

12.702 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study has indicated that phosphate treatment may be needed at Rendlesham Park water recycling centre over the plan period. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.703 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 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.

12.704 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.

12.705 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.

12.706 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.

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

12.708 The Cross Boundary Water Cycle Study between the former 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 SCLP12.62: Land East of Redwald Road, Rendlesham

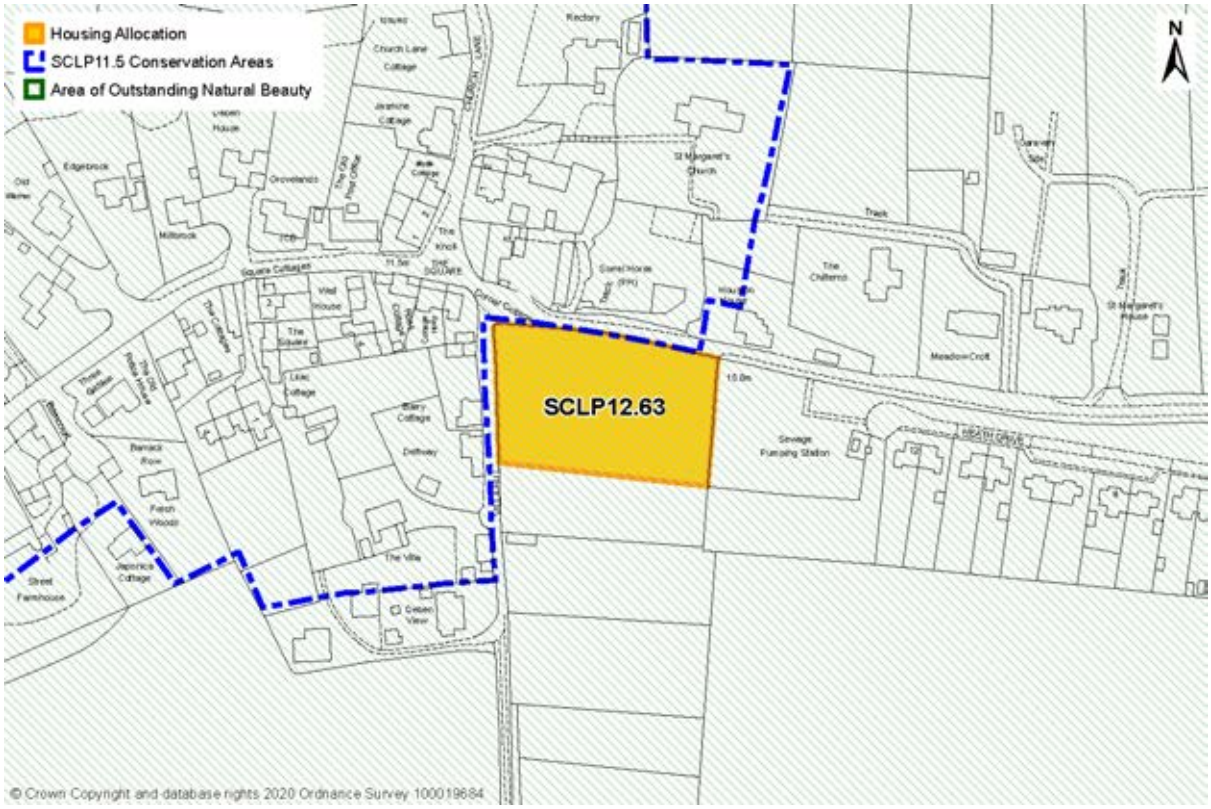
4.3ha of land to the east of Redwald Road, Rendlesham, as shown on the Policies Map, is identified for the development of approximately 50 units.

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) A Landscape and Visual Impact Assessment will be required, with regard to impact on the setting of the AONB;
h) Trees bordering the B1069 should be retained:
i) An archaeological assessment will be required;
j) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
k) Provision of a site-specific Flood Risk Assessment;
l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
m) As required, to increase the capacity of the surface water network in accordance with the water management hierarchy; and
n) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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.

Land opposite the Sorrel Horse, The Street, Shottisham



12.709 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for the development of approximately 10 dwellings and car parking.

12.710 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.

12.711 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.

12.712 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.

12.713 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.

12.714 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.

12.715 The site lies in close proximity to the Conservation Area and Listed Buildings, with the Grade II Listed Sorrel 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.

12.716 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.

12.717 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 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.

12.718 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at The Peninsula Practice and its branch Chapman House 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.

12.719 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.

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

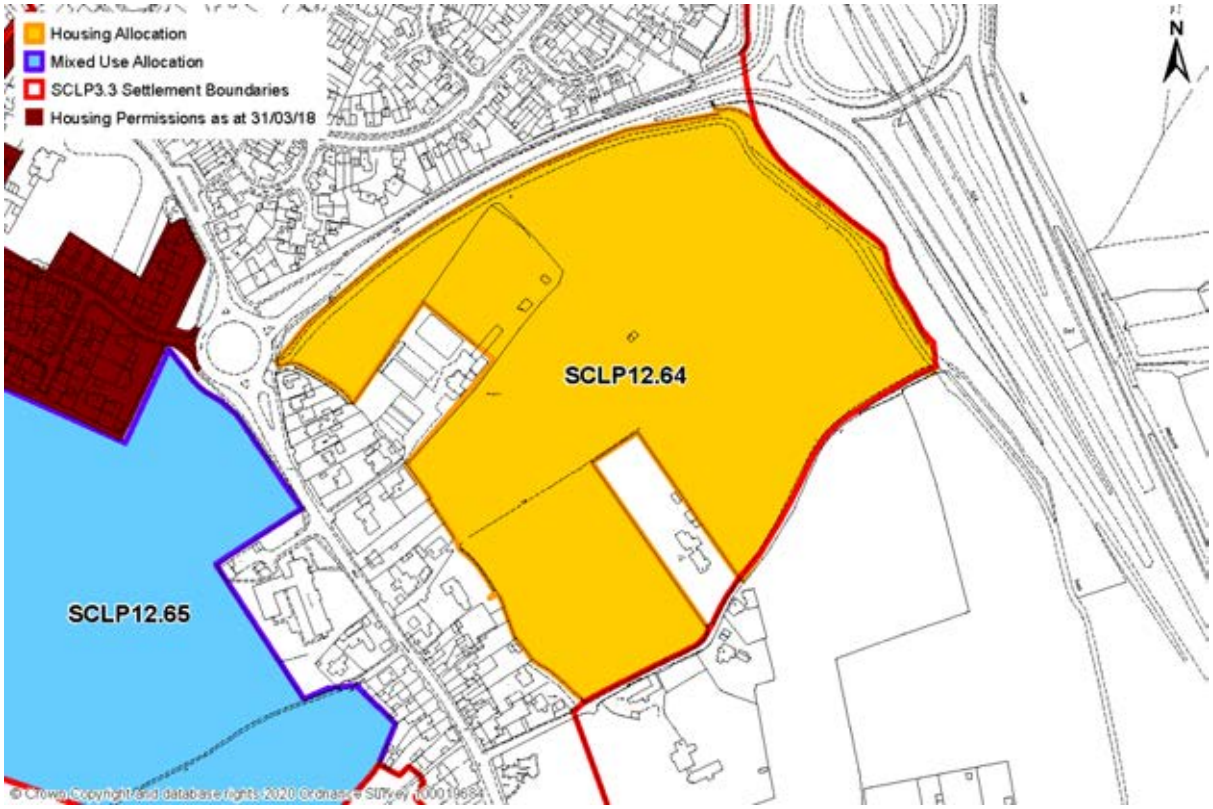
Policy SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham

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;
i) Developers will need to provide connection to a public sewage treatment plant unless it can be demonstrated that it is not feasible or viable. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system, if it is deemed viable to do so; and
j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land off Howlett Way, Trimley St Martin



12.721 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan (January 2017). The site is allocated for the development of approximately 360 dwellings.

12.722 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.

12.723 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 plan area.

12.724 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.

12.725 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.

12.726 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.

12.727 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.

12.728 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.

12.729 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.

12.730 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.

12.731 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 (Policy SCLP12.65) 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.

12.732 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.

12.733 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. A contribution through the Community Infrastructure Levy towards additional primary care floorspace will be requested. Given the close proximity of this site to the proposed North Felixstowe Garden Neighbourhood, strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.734 Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.735 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.

12.736 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.

12.737 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

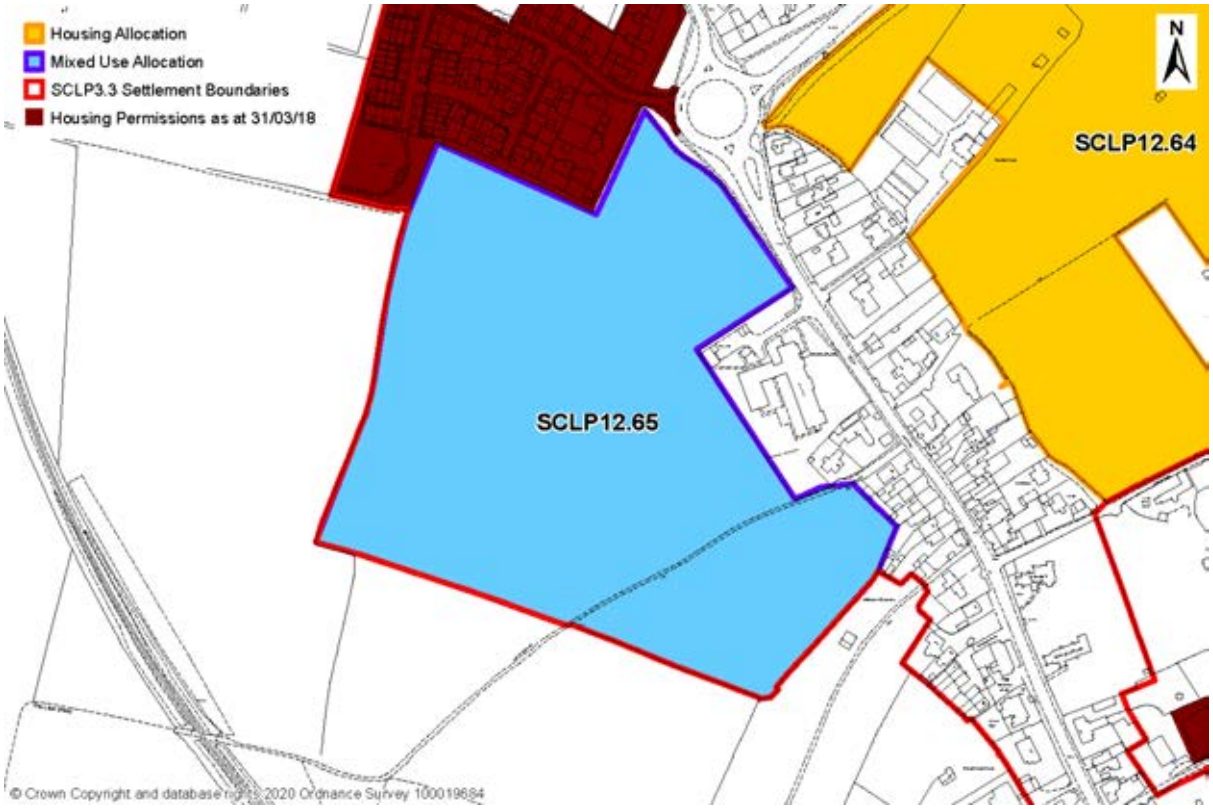
Policy SCLP12.64: Land off Howlett Way, Trimley St Martin

10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for the development of approximately 360 dwellings 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, including provision of self build plots;
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) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
m) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy;
n) Archaeological assessment required with particular consideration for the existing pillbox;
o) Provision of pedestrian/cycle links;
p) Air Quality assessment required; and
q) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

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



12.738 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.

12.739 The site is allocated for the development of approximately 150 dwellings and a primary school. 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, and straddles the parish boundary with Trimley St Mary. 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.

12.740 The Felixstowe Peninsula Area Action Plan identified 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. East Suffolk 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 of a new primary school which would have scope to accommodate 2 form entry in the future. The school should be located in the western 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.

12.741 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.

12.742 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.

12.743 Landscaping will be required on the boundaries of the site with the countryside, to integrate the site with the rural character of the area to the west and to provide for the aim of avoiding the coalescence of communities to not be compromised. A Landscape Visual Impact Assessment will be required to inform the landscape strategy for the site to minimise impact on the AONB.

12.744 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.

12.745 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.

12.746 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.

12.747 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, as directed by the Policy. This may help reduce the amount of material transported on and off site during development.

12.748 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.

12.749 Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Felixstowe Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.750 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.

12.751 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. A contribution through the Community Infrastructure Levy towards additional primary care floorspace will be requested. Given the close proximity of this site to the proposed North Felixstowe Garden Neighbourhood, strategic planning in consultation with the NHS and Ipswich & East Suffolk Clinical Commissioning Group will also be required.

12.752 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.

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

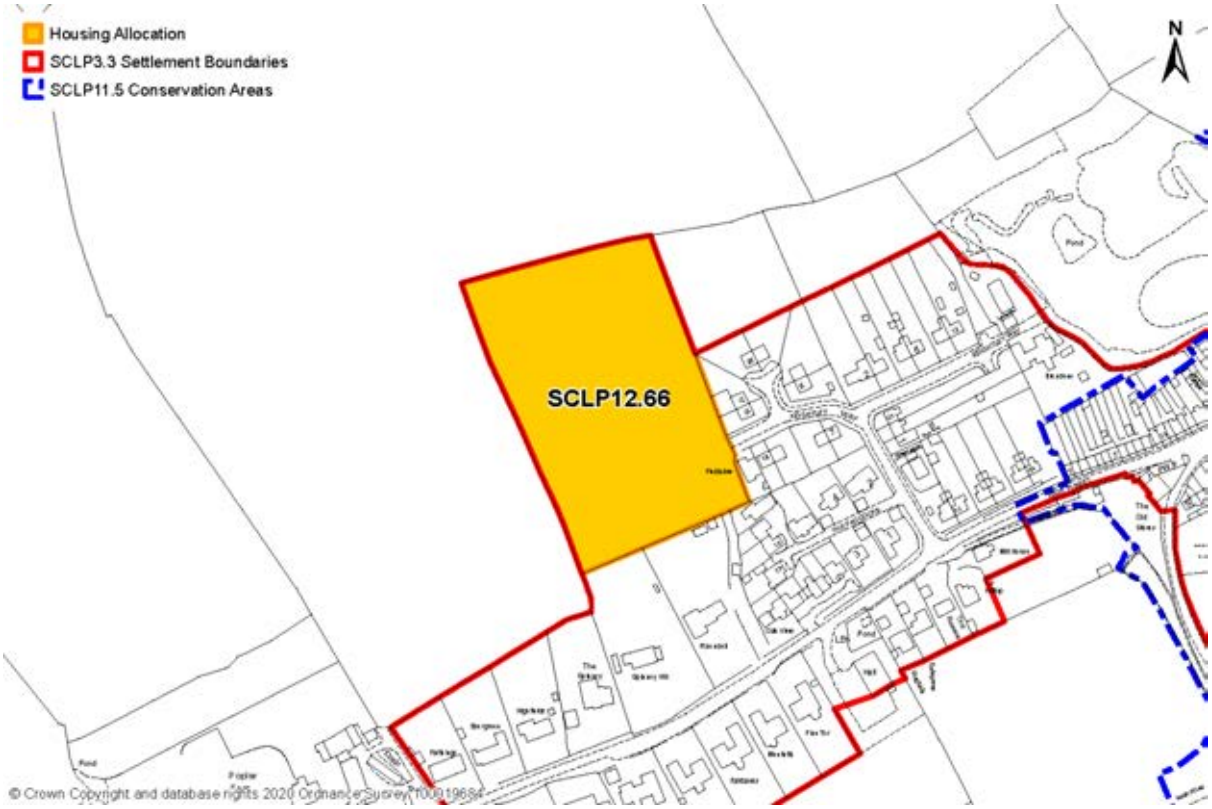
Policy SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

8.59ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for the development of 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 self-build plots;
b) Provision of affordable housing on site;
c) Provision of 2.2ha of land for a primary school and 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, provision of open space and landscaping so as to prevent the coalescence of the Trimley Villages;
f) Provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site;
g) An ecological survey will be required, and any necessary mitigation provided;
h) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;
i) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;
j) Provision of pedestrian/cycle links through the site, including connectivity into the surrounding countryside;
k) Proportionate archaeological assessment will be required;
l) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and
m) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.

Land off Keightley Way, Tuddenham



12.754 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.

12.755 The site is allocated for the development of approximately 25 dwellings. 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.

12.756 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.

12.757 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.

12.758 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.

12.759 In terms of the wider highways network, transport modelling has identified potential issues on the highways network around Ipswich and consideration should be given to cumulative traffic impacts.

12.760 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 the Community Infrastructure Levy would be required towards additional spaces.

12.761 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, Policy 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.

12.762 The Cross Boundary Water Cycle Study between the former 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.

12.763 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.

12.764 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.

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

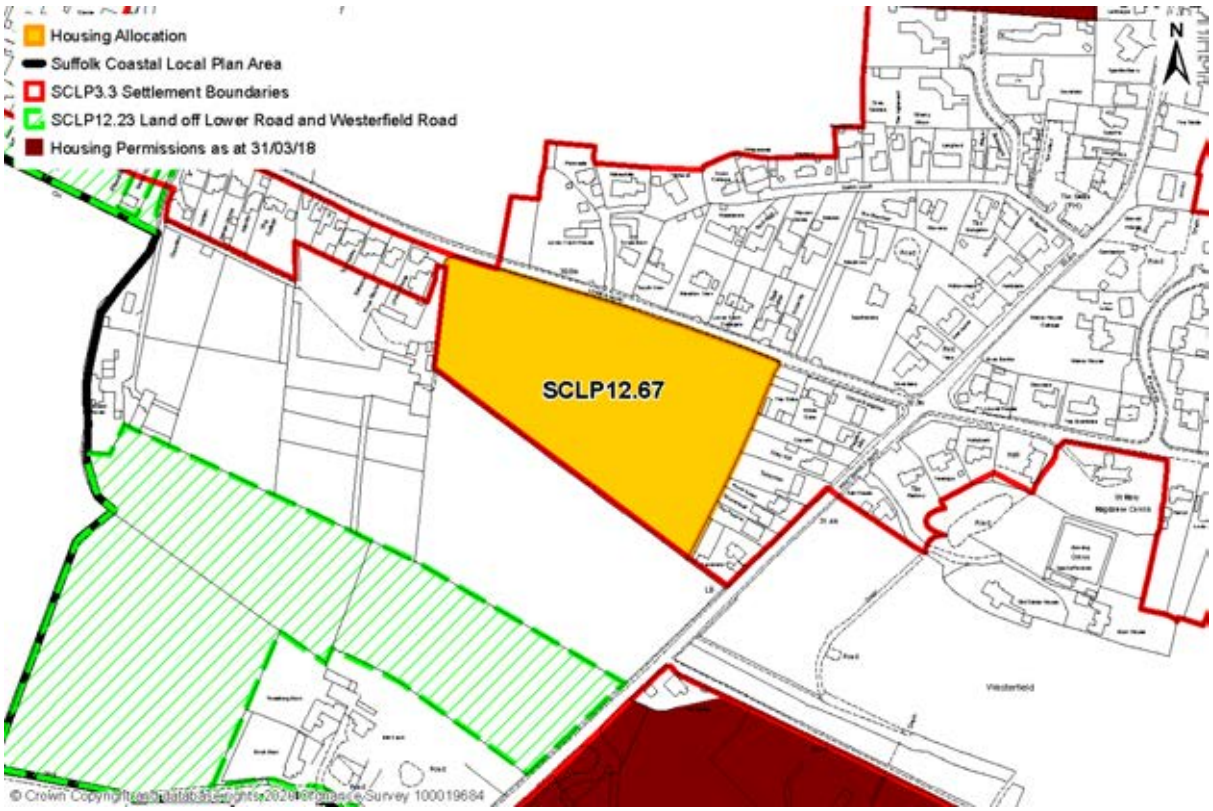
Policy SCLP12.66: Land off Keightley Way, Tuddenham

1.54ha of land off Keightley Way, Tuddenham, as shown on the Policies Map, is identified for the 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



12.766 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for the development of approximately 20 dwellings.

12.767 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.

12.768 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.

12.769 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.

12.770 Anglian Water has confirmed that they have no objection to the development of this site. The Cross Boundary Water Cycle Study between the former 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.

12.771 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.

12.772 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 Policy 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.

12.773 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at Ivry Street Medical Practice 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.

12.774 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

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

12.776 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 Westerfield rail station may be requested.

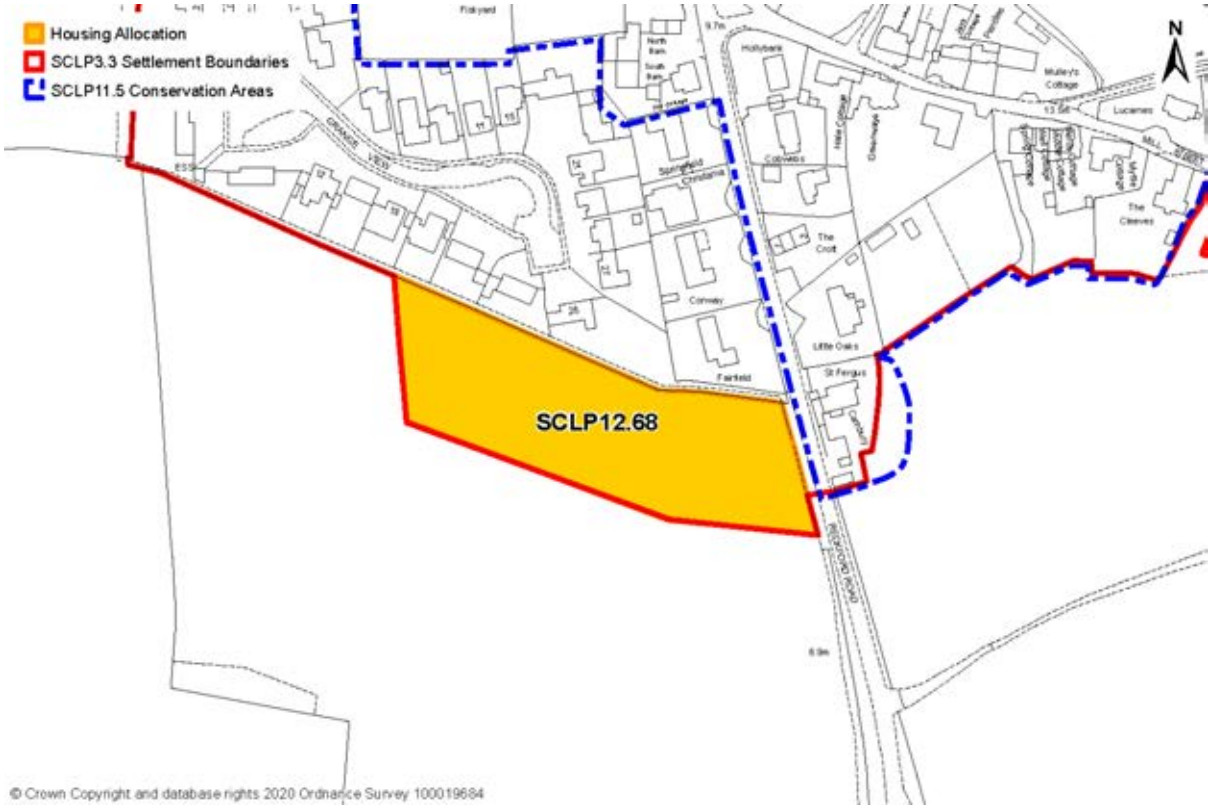
Policy SCLP12.67: Land South of Lower Road, Westerfield

2.45ha of land south of Lower Road, Westerfield, as shown on the Policies Map, is identified for the development of approximately 20 dwellings 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



12.777 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. The site is allocated for the development of approximately 20 dwellings.

12.778 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.

12.779 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.

12.780 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.

12.781 The allocation is in close proximity to Minsmere-Walberswick Special Protection Area /Ramsar and Minsmere-Walberswick Heaths & Marshes Special Area of Conservation. Project level Habitats Regulations Assessment will need to assess disturbance risks (to include recreation, light, noise etc.) through the consideration of up to date ecological and visitor survey data, to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.782 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.

12.783 Development proposals at Westleton should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Westleton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.784 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.

12.785 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.

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

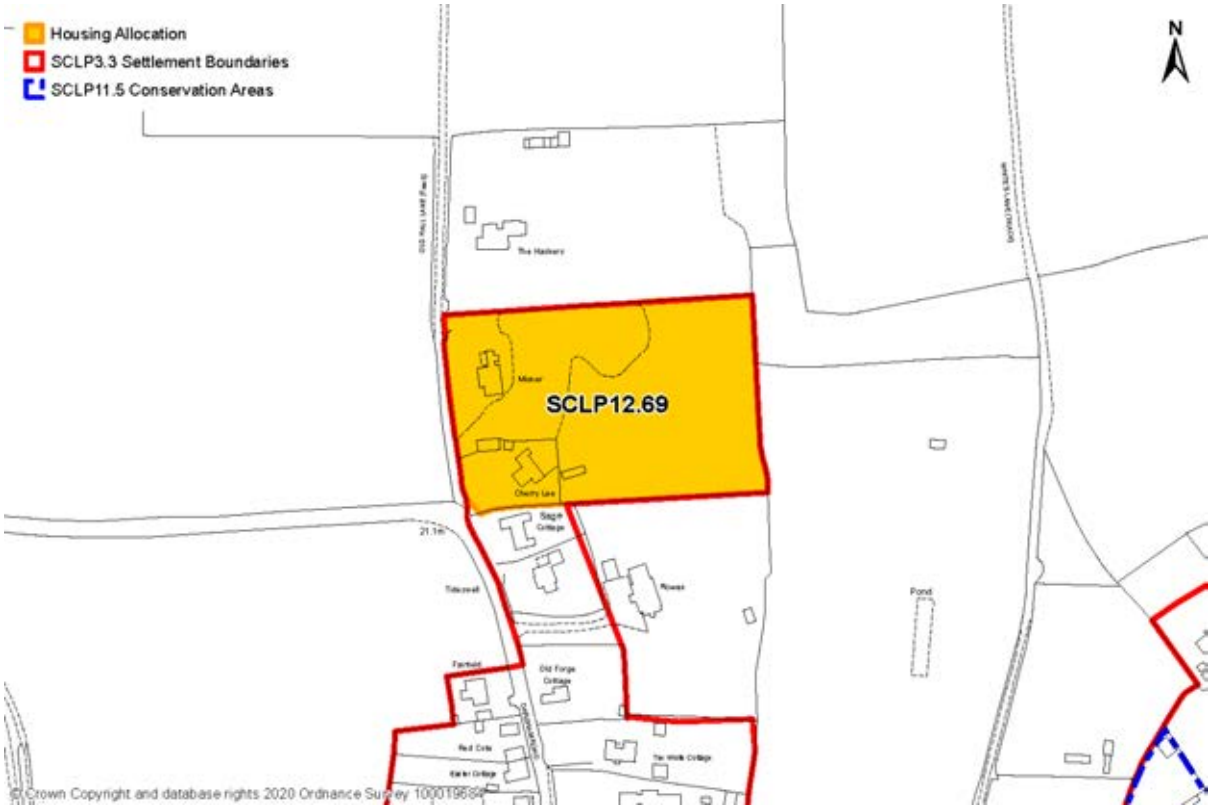
Policy SCLP12.68: Land West of the B1125, Westleton

0.73ha of land to the west of the B1125, Westleton, as shown on the Policies Map, is identified for the 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) An ecological assessment, including assessment of impacts on Westleton Common County Wildlife Site must accompany any planning application. Alongside any mitigation measures required, development should provide for biodiversity enhancements, in line with the characteristics of Westleton Common County Wildlife Site;
f) A project level Habitats Regulations Assessment will be required;
g) Provision of pedestrian connection to existing footpaths to the village;
h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;
i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and
j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Land at Cherry Lee, Darsham Road, Westleton



12.787 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.

12.788 The site is allocated for the development of approximately 15 dwellings. 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.

12.789 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.

12.790 The existing public right of way that runs along the western boundary of the site provides access into the surrounding rural countryside which can help to encourage active lifestyles. Development that enhances this right of way will be supported.

12.791 The allocation is in close proximity to Minsmere-Walberswick Special Protection Area /Ramsar and Minsmere-Walberswick Heaths & Marshes Special Area of Conservation. Project level Habitats Regulations Assessment will need to assess disturbance risks (to include recreation, light, noise etc.) through the consideration of up to date ecological and visitor survey data, to demonstrate that adverse effects can be prevented with long term mitigation measures.

12.792 Development proposals at Westleton should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Westleton Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.

12.793 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.

12.794 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.

12.795 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.

12.796 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.

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

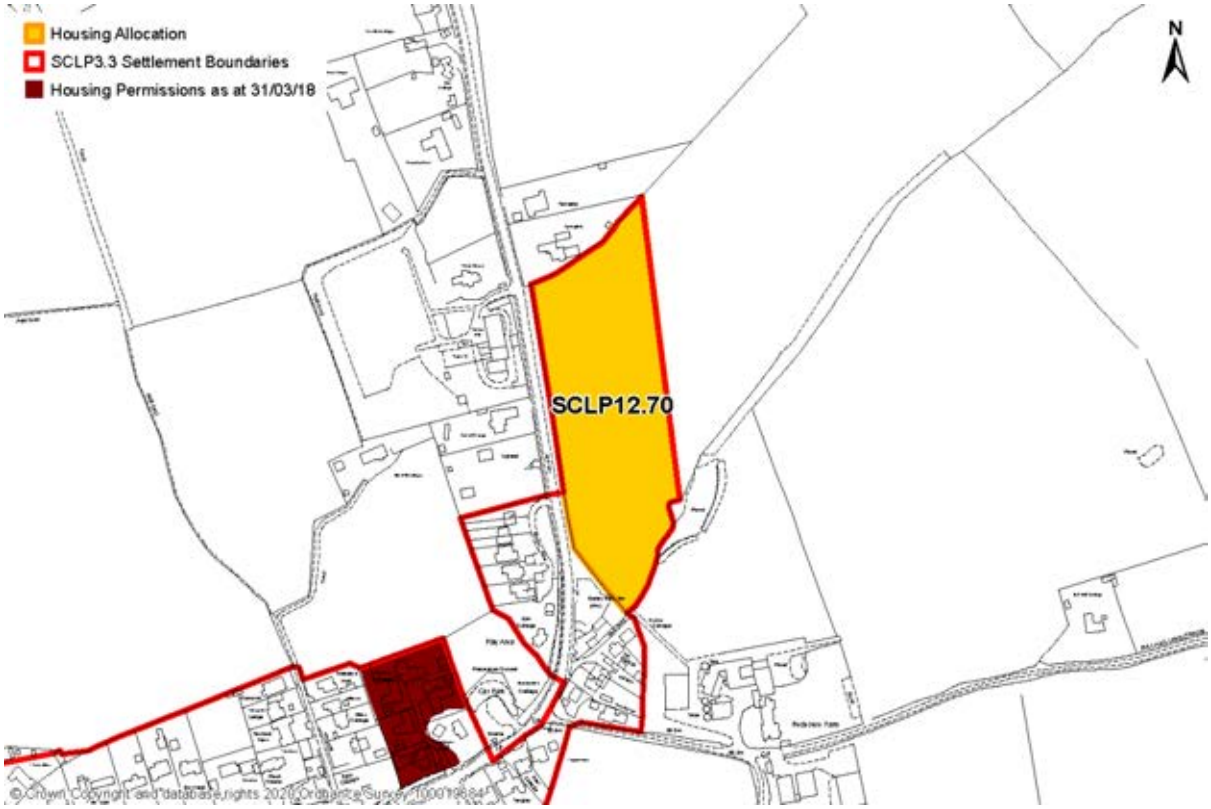
Policy SCLP12.69: Land at Cherry Lee, Darsham Road, Westleton

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

Development will be expected to accord with the following criteria:

a) Provision of affordable housing on site;
b) Retention, and where necessary provision, of landscaped boundary features to create 'soft' edges to the boundaries of the site, 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;
f) A project level Habitats Regulations Assessment will be required;
g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and
h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Mow Hill, Witnesham



12.798 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. The site is allocated for the development of approximately 30 dwellings.

12.799 Land at Mow Hill encompasses 1.5ha, development of which is expected to provide approximately 30 dwellings including affordable housing.

12.800 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.

12.801 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.

12.802 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.

12.803 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.

12.804 The Cross Boundary Water Cycle Study between the former 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.

12.805 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 through the Community Infrastructure Levy to the provision of additional secondary spaces in the area.

12.806 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 Policy 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.

12.807 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional enhancements will be required in Grundisburgh/Otley 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.

12.808 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

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

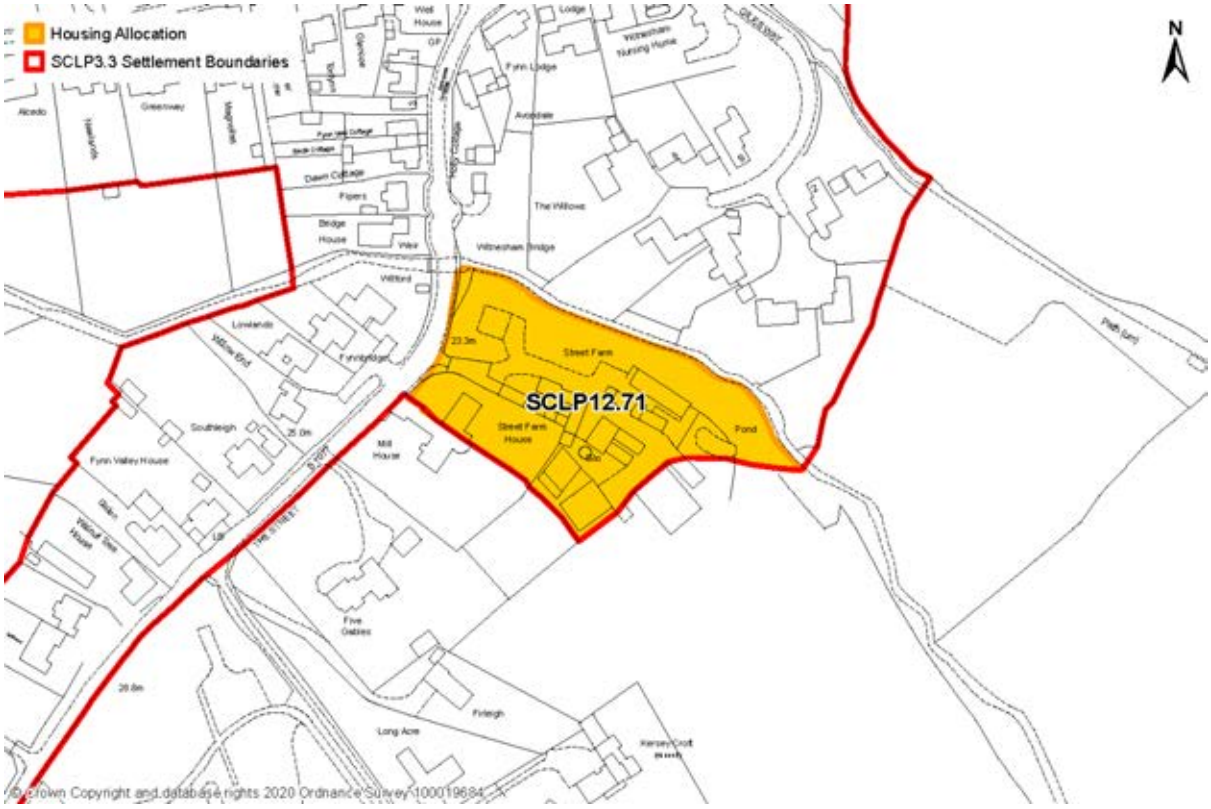
Policy SCLP12.70: Mow Hill, Witnesham

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

Development will be expected to accord with the following criteria:

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

Land at Street Farm, Witnesham



12.810 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site is allocated for the development of approximately 20 dwellings.

12.811 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.

12.812 This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). Given the exclusion of agricultural buildings on land to the south, the layout of the development will need to give consideration to the amenity of future occupiers under Policy SCLP11.2. 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). 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.

12.813 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.

12.814 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 through the Community Infrastructure Levy to additional secondary spaces.

12.815 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, Policy 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.

12.816 The Cross Boundary Water Cycle Study between the former 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.

12.817 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional enhancements will be required in Grundisburgh/Otley 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.

12.818 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 through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.819 Suffolk County Council have provided information relating to library improvements across the plan area. This site falls within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance 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: Land at Street Farm, Witnesham (Bridge)

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

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) Provision of affordable housing on site;
e) Provision of footway / pedestrian enhancements;
f) Design and layout to be sympathetic to the sensitive river valley landscape character, and to have regard to former farmyard use;
g) Where possible retention of existing trees along the boundaries to the site;
h) Any development within the area identified as Flood Zone 3 should be avoided to ensure no impediments to flows are introduced that could increase the risk of flooding downstream;
i) Provision of an ecological assessment in relation to 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; and
j) Provision of a Contaminated Land Assessment.

Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the south of the site would not cause an unacceptable impact on the living conditions of future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.

Appendices

Appendix A – Policy Delivery Framework

Appendix B – Infrastructure Delivery Framework

Appendix C – Monitoring Framework

Appendix D – Housing Land Trajectory

Appendix E – Key Elements of the Marketing Guidance Best Practice document

Appendix F – Criteria for Identification of Non Designated Heritage Assets

Appendix G – Viability Requirements

Appendix H – Landscape Character Area Maps

Appendix I – Glossary and Acronyms

Appendix J – Schedule of Policies to be Superseded

Appendix K – List of Photographs

Appendix L – Suffolk Coastal Local Plan Evidence Base Documents

Appendix M – Schedule of Strategic Policies and Non-Strategic Policies



Source – https://simonwilkinson.photoshelter.com/index

Appendices

Appendix A – Policy Delivery Framework

Central to the plan making system is the issue of deliverability. In order to be effective Local Plans must be deliverable. The success of the Local Plan will be dependent on the continual engagement and partnership working between the Council, developers, infrastructure providers and other interested stakeholders, including the public as well as Town and Parish Councils. Communities undertaking Neighbourhood Plans will also have a crucial role in expanding upon and adding to the Local Plan policies and proposals to address detailed local circumstances.

The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings over the plan period. Neighbourhood Plans also have a key role to play in the delivery of the Local Plan policies. A number of Neighbourhood Plans have been 'made' across the former Suffolk Coastal area and the Council will continue to support local communities who undertake these over the plan period. Where relevant, reference to Neighbourhood Plans are made in the framework below.

The Delivery Framework has been prepared to detail the mechanisms by which the policies in the Plan will be delivered and to identify, and mitigate, any risks to their delivery.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Strategic cross boundary policies:					
Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area	Delivery of housing allocations Delivery of employment allocations Ongoing co-operation with other authorities	2018 - 2036	East Suffolk Council Other authorities in the Ipswich Strategic Planning Area	Developers and landowners do not bring sites forward for development. Any ISPA authority declaring that they are unable to meet their minimum housing need	Review of Local Plans across the Ipswich Strategic Planning Area Following a comprehensive re-assessment of deliverability, ISPA Board to collectively consider how unmet need can be met across the ISPA. Depending on the scale of any unmet need, this may act as a trigger for a review of the Local Plan
Policy SCLP2.2: Strategic Infrastructure Priorities	Delivery of strategic infrastructure projects ISPA strategy to deliver highways mitigation	2018 - 2036	East Suffolk Council Suffolk County Council Highways England ISPA authorities	Projects do not receive funding	Identifying projects in the Local Plan will help to demonstrate support for the projects, to support funding bids Monitoring and review of ISPA strategy to deliver highways mitigation through ISPA Board
Policy SCLP2.3: Cross-boundary mitigation of effects on protected habitats	Recreational Avoidance and Mitigation Strategy	2018 - 2036	East Suffolk Council Other LPAs in Ipswich Strategic Planning Area Natural England	Strategy not delivered	Review mechanism built into Recreational Avoidance and Mitigation Strategy
Scale and location of growth and major infrastructure and energy:					
Policy SCLP3.1 Strategy for Growth	Delivery of housing allocations Delivery of employment allocations Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Developers and landowners do not bring sites forward for development. Needs for housing and employment change over the plan period.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP3.2: Settlement Hierarchy	Determination of planning applications	2018 - 2036	East Suffolk Council	Developers and landowners do not bring sites forward for development.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP3.3: Settlement Boundaries	Determination of planning applications	2018 - 2036	East Suffolk Council	Developers and landowners do not bring sites forward for development within	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
				boundaries / allocations, resulting in development granted outside boundaries.	developments. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects	Determination of planning applications Responding to consultations and working with other organisations on Nationally Significant Infrastructure Projects	2018 - 2036	East Suffolk Council Central Government Infrastructure providers / developers	Decisions taken by Government as part of Nationally Significant Infrastructure Projects	Inclusion of policy provides mechanism for proposals to be considered against local policy.
Policy SCLP3.5 Infrastructure Provision	Determination of planning applications. Partnership working with infrastructure providers to ensure infrastructure is delivered and is successful when operating.	2018 - 2036	East Suffolk Council Landowners and Developers Infrastructure Providers Parish and Town Councils	Developers and landowners do not bring sites forward for development. Other partners do not take the same approach. Viability of improved infrastructure is inhibited by topographical issues.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.
Economy:					
Policy SCLP4.1: Existing Employment Areas	Determination of planning applications.	2018 - 2036	East Suffolk Council Landowners and Developers Suffolk County Council New Anglia Local Enterprise Partnership	Developers and landowners do not bring sites forward for development. Other partners do not take the same approach.	An early review of the Local Plan would be required to facilitate a change in approach to employment areas across the plan area.
Policy SCLP4.2: New Employment Developments	Determination of Planning Applications East Suffolk Economic Growth Plan	2018 - 2036	East Suffolk Council Landowners and Developers	Developers and landowners do not bring sites forward for development.	Council in partnership with other agencies may consider intervention to understand blockages and assist the delivery of new areas of employment.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Suffolk County Council New Anglia Local Enterprise Partnership	Other partners do not take the same approach	
Policy SCLP4.3: Expansion and Intensification of Employment Sites	Determination of Planning Applications East Suffolk Economic Growth Plan	2018-2036	East Suffolk Council Landowners and Developers Suffolk County Council	Proposals for expansion and intensification are considered inappropriate for current site and economic potential is stifled.	An early review of the Local Plan would be required. Interventions from the public sector to support economic growth.
Policy SCLP4.4: Protection of Employment Premises	Determination of Planning Applications East Suffolk Economic Growth Plan	2018-2036	East Suffolk Council Landowners and Developers	Employment land is lost to alternative uses	An early review of the Local Plan and employment evidence to understand why employment sites are being lost to alternative uses.
Policy SCLP4.5: Economic Development in Rural Areas	Determination of Planning Applications East Suffolk Economic Growth Plan	2018-2036	East Suffolk Council Landowners and Developers	Employment land is lost to alternative uses	An early review of the Local Plan to provide greater support to economic development in rural areas.
Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use	Determination of Planning Applications East Suffolk Economic Growth Plan	2018-2036	East Suffolk Council Landowners and Developers	Permitted Development Rights allows greater flexibility Employment land is lost to alternative uses	An early review of the Local Plan to reflect changes to Permitted Development Rights.
Policy SCLP4.7: Farm Diversification	Determination of Planning Applications East Suffolk Economic Growth Plan	2018-2036	East Suffolk Council Landowners and Developers	Permitted Development Rights allows greater flexibility Employment land is lost to alternative uses	An early review of the Local Plan to reflect changes to Permitted Development Rights.
Policy SCLP4.8: New Retail and Commercial Leisure Development	Determination of Planning Applications; East Suffolk Economic Growth Plan.	2018 - 2036	East Suffolk Council Landowners and developers Tourism & business associations Town and Parish	Change in National Policy such as the use classes order or permitted development rights. Out of centre retail and commercial leisure proposals that impact on town centres.	Review of policy approach through review of Local Plan. Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management. Review of Town Centre, Retail and Commercial Leisure Evidence.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Councils		
Policy SCLP4.9: Development in Town Centres	Determination of Planning Applications; East Suffolk Economic Growth Plan.	2018 - 2036	East Suffolk Council Landowners and developers Tourism & business associations Town and Parish Councils	Significant change in the proportions of ground floor units in primary and secondary frontage locations that are in retail use, other main town centre uses or vacant.	Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management. Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.10: Town Centre Environments	Determination of Planning Applications; East Suffolk Economic Growth Plan.	2018 - 2036	East Suffolk Council Landowners and developers Tourism & business associations Town and Parish Councils	New development and environmental improvements do not come forward in town centres. Needs for new facilities related to customer technologies and online shopping become challenging in historic environments and limited available town centre sites.	Review of policy approach through review of Local Plan. Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management.
Policy SCLP4.11: Retail and Commercial Leisure in Martlesham	Determination of Planning Applications.	2018 - 2036	East Suffolk Council Landowners and developers	Retail and commercial leisure capacity or new customer needs emerge that are not provided in town centres and Ipswich Borough results in pressure for additional out of town retail and commercial leisure development.	Implementation of Retail Hierarchy Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.12: District and Local Centres and Local Shops	Determination of Planning Applications.	2018 - 2036	East Suffolk Council Landowners and developers	Retail units in district and local centres come under pressure for change of use to non retail uses.	Review of policy approach through review of Local Plan. Partnership working with landlords, tourism & business associations, town centre & car parking management.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Tourism & business associations Town and Parish Councils		
Housing:					
Policy SCLP5.1: Housing Development in Large Villages	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and Developers	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP5.2: Housing Development in Small Villages	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and Developers	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP5.3: Housing Development in the Countryside	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and Developers	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP5.4: Housing in Clusters in the Countryside	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and Developers	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP5.6: Rural Workers Dwellings	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP5.7: Infill and Garden Development	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate
Policy SCLP5.8: Housing Mix	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and Developers	Housing mix required is not viable	Viability testing undertaken as part of production of plan, however a review of the plan would enable housing mix and viability to be reviewed.
Policy SCLP5.9: Self Build and Custom Build Housing	Determination of planning applications Delivery of East Suffolk Housing Strategy	2018 - 2036	East Suffolk Council Landowners and Developers Individuals on the self build register	Plots made available for self build do not match demand	Plots for self build phased as part of strategic scale development to ensure provision of plots throughout plan period. Plots made available for self build are granted permission to be developed by developer.
Policy SCLP5.10: Affordable Housing on Residential Developments	Determination of planning applications Review of SPG 2 Affordable Housing.	2018 - 2036	East Suffolk Council Landowners and Developers	Policy requirement for affordable housing not viable	Viability testing undertaken as part of production of plan. Viability assessments to be undertaken at planning application stage.
Policy SCLP5.11: Affordable Housing on Exception Sites	Determination of planning applications Delivery of East Suffolk Housing Strategy	2018 - 2036	East Suffolk Council Landowners and Developers	Exceptions sites do not come forward	Policy enables market housing to be provided where needed to bring sites forward.
Policy SCLP5.12: Houses in Multiple Occupation	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP5.13: Residential Annexes	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP5.14: Extensions to Residential Curtilages	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP5.15: Residential Moorings, Jetties and Slipways	Determination of planning applications	2018 - 2036	East Suffolk Council	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP5.16: Residential Caravans and Mobile Homes	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople	Determination of planning applications. Identification of ways in which the unauthorised nature of developments can be addressed.	2018 - 2036	East Suffolk Council Landowners, developers and Gypsies and Travellers	Planning applications for Gypsy and Traveller sites do not come forward	Should sites not come forward and evidence of need exist, a review of the policy approach would be considered as part of a review of the Local Plan.
Tourism:					
Policy SCLP6.1: Tourism	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers New Anglia Local Enterprise Partnership	None	N/A
Policy SCLP6.2: Tourism Destinations	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers New Anglia Local Enterprise Partnership Town and Parish Councils	Loss of existing attractions and destinations	Introduction of development briefs to retain attractions and destinations or consider alternative tourism related uses. Local Plan Review.
Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers	Inappropriate development in the AONB coming forward	Local Plan Review. Review of the AONB Management Plan.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Suffolk Coasts and Heaths AONB Unit New Anglia Local Enterprise Partnership Town and Parish Councils		
Policy SCLP6.4: Tourism Development outside of the AONB	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers New Anglia Local Enterprise Partnership Town and Parish Councils	None	N/A
Policy SCLP6.5: New Tourist Accommodation	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers Town and Parish Councils	Speculative applications which are not viable as tourist accommodation becoming permanent residential units.	Restrictions and conditions placed on all tourism accommodation to resist use for permanent residential uses.
Policy SCLP6.6: Existing Tourist Accommodation	Determination of planning applications East Suffolk Tourism Strategy	2018 - 2036	East Suffolk Council Landowners and developers Town and Parish Councils	Units targeted at tourist accommodation are lost to permanent residential units.	Intervention to support the existing tourist accommodation to retain this use Local Plan Review to amend policies.
Transport:					
Policy SCLP7.1: Sustainable Transport	Determination of planning applications	2018 - 2036	East Suffolk Council Suffolk County Council Landowners and Developers	The generally rural nature of the plan area may lead to large developments that struggle to satisfy the requirements of a Travel Plan. SCC are currently in the	East Suffolk Council will engage with Suffolk County Council in the drafting of the new Travel Plan Guidance.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
				process of drafting new guidance for Travel Plans. This may contradict the policy.	
Policy SCLP7.2: Parking Proposals and Standards	Determination of planning applications	2018 - 2036	East Suffolk Council Suffolk County Council Landowners and Developers Transport Infrastructure Providers	The generally rural nature of the plan area may limit the ability of developments to encourage sustainable transport modes. Incorporation of SuDS into developments may not be possible due to infiltration constraints.	Viability testing undertaken as part of production of plan. Viability assessments to be undertaken at planning application stage. Consult the SFRA to identify areas where significant infiltration constraints are identified.
Community Facilities and Assets:					
Policy SCLP8.1: Community Facilities and Assets	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Town and Parish Councils	Loss of community facilities and assets	Early intervention and discussions with service providers and local community. Requirements that existing uses need to be marketed for a sustained period of time before change of use permitted.
Policy SCLP8.2: Open Space	Determination of planning applications SCDC Leisure Strategy	2018 - 2036	East Suffolk Council Landowners and developers Town and Parish Councils Organisations which provide or support a variety of open space such as Sport England and Forestry Commission	Impact on development greater than anticipated	Early intervention and discussions with local community. Partnership working with relevant organisations.
Policy SCLP8.3: Allotments	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and	Loss of allotment land serving communities	Early intervention with local community and allotment holders.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
	SCDC Leisure Strategy		developers Town and Parish Councils Allotment holders		
Policy SCLP8.4: Digital Infrastructure	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Service providers New Anglia Local Enterprise Partnership	Provision of digital infrastructure does not meet local demands.	Engagement with service providers. Intervention to aid the delivery of digital infrastructure.
Policy SCLP9.1: Low Carbon and Renewable Energy	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	n/a	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.2: Sustainable Construction	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Viability issues may inhibit sustainable construction standards being met in some developments	Viability testing undertaken as part of production of plan. Viability assessments to be undertaken at planning application stage.
Policy SCLP9.3: Coastal Change Management Area	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Risk Management Authorities Coastal & Estuary Partnerships	The former Suffolk Coastal area is one of the fastest eroding coastlines in Europe which could lead to constant changes to the CCMA.	Flexibility is built into the policy to allow for the consideration of emerging coastal erosion evidence. Engage with any review of the Shoreline Management Plan which may lead to a revision of the CCMA. Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.4: Coastal Change Rollback or Relocation	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Risk Management Authorities	There is a risk of creating hope value for land that would not normally be considered for development.	Early engagement with landowners and developers can help to avoid the creation of hope value. Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Coastal & Estuary Partnerships		
Policy SCLP9.5: Flood Risk	Determination of planning applications	2018 - 2036	East Suffolk Council Suffolk County Council Landowners and developers Risk Management Authorities	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.6: Sustainable Drainage Systems	Determination of planning applications	2018 - 2036	East Suffolk Council Suffolk County Council Landowners and developers	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.7: Holistic Water Management	Determination of planning applications	2018 - 2036	East Suffolk Council Suffolk County Council Landowners and developers	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Natural Environment:					
Policy SCLP10.1: Biodiversity and Geodiversity	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Suspected areas of protected species or habitat may be overlooked where they are not established and mapped.	Provide mapping of suspected areas where protected species or habitats may be located.
Policy SCLP10.2: Visitor Management of European Sites	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Natural England standing advice relating to mitigation of impacts on SPAs and SACs for new development may not be widely implemented.	Finalising the RAMS strategy will ensure appropriate mitigation measures are included as part of new developments to mitigate any impacts on SPAs and SACs.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP10.3: Environmental Quality	Determination of planning applications	2018-2036	East Suffolk Council Suffolk County Council Landowners and developers	N/A	Development management policy - will be reviewed at point of next Local Plan review alongside relevant evidence as appropriate.
Policy SCLP10.4: Landscape Character	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Land management change in relation to farming practices, rural economic development planting, floodplain and habitats.	RAMS strategy. Localised green infrastructure and landscape enhancement initiatives.
Policy SCLP10.5: Settlement Coalescence	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Pressure on open land for housing development and on a deliverable supply of land for new homes.	Localised green infrastructure and landscape enhancement initiatives.
Built and Historic Environment:					
Policy SCLP11.1: Design Quality	Determination of planning applications	2018 - 2036	East Suffolk Council Design Review Panel Landowners and developers	Developments come forward detailing poor quality design.	East Suffolk Council will set out clear design principles for developers and landowners to viably follow. Production of Design Guide for Suffolk with other LPAs in Suffolk. Review of Council Design Supplementary Planning Guidance if appropriate. Use of Design Review Panel.
Policy SCLP11.2: Residential Amenity	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.3: Historic Environment	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.4: Listed Buildings	Determination of planning applications	2018-2036	East Suffolk Council Historic England Landowners and	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			developers		
Policy SCLP11.5: Conservation Areas	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.6: Non-Designated Heritage Assets	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.7: Archaeology	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate. Following the completion of the Local Plan Review, the Council will begin work on reviewing SPG6.
Policy SCLP11.9: Newbourne – Former Land Settlement Association Holdings	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Newbourne Parish Council	N/A	N/A
Area Specific Strategies:					
Policy SCLP12.1: Neighbourhood Plans	Work with Neighbourhood Plan Groups to bring plans forward	2018 - 2036	East Suffolk Council Town and Parish Councils	Neighbourhood Plans do not come forward Neighbourhood Plans do not include policies on housing	Where growth identified for Neighbourhood Plan areas does not come forward, the review of the Local Plan would provide an opportunity for allocations / policies to be included in the Local Plan where necessary.
Policy SCLP12.2: Strategy for Felixstowe	Determination of planning applications	Plan period	East Suffolk Council Felixstowe Town Council	Lack of employment opportunities to widen choice in Felixstowe	Policy will be reviewed at point of next Local Plan review.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Landowners and developers Service providers	Lack of residential units coming forward Lack of facilities and services to cater for local needs.	
Policy SCLP12.3: North Felixstowe Garden Neighbourhood	Public participation in the masterplan Creation of a masterplan Determination of planning applications	2018 - 2036	East Suffolk Council Felixstowe Town Council Landowners and developers Service providers	Masterplan does not come forward as expected Masterplan is restricted in scope by extant permission at Candlet Road	Continued engagement with landowners, developers and service providers. Public participation. Actions around housing delivery would be identified through a Housing Action Plan if appropriate. Local Plan Review.
Policy SCLP12.4: Land north of Conway Close and Swallow Close, Felixstowe	Determination of planning applications on the site.	2019 - 2022	East Suffolk Council Suffolk County Council Landowners and developers Parish/Town Council	Insufficient capacity for early years education to be provided. Willingness of landowner to bring the site forward for development.	Work closely with Suffolk County Council to consider opportunities. Allocate a site as part of the early aligned/joint local plan review. There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.5: Brackenbury Sports Centre	Determination of planning applications	2023 - 2028	East Suffolk Council Developers	Related to delivery of North Felixstowe Garden Neighbourhood	Actions around housing delivery would be identified through a Housing Action Plan if appropriate
Policy SCLP12.6: Land at Sea Road, Felixstowe	Determination of planning applications on the site.	2021 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	An alternative site in an easily accessible location is not identified. Willingness of landowner to bring the site forward for development.	Site is not developed. Early review of Local Plan to identify alternative site for housing / commercial development. There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
					housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.7: Port of Felixstowe	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.8: Land at Bridge Road, Felixstowe	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.10: Land at Haven Exchange, Felixstowe	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.11: Felixstowe Ferry and Golf Course	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Local Plan Review.
Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Local Plan Review.
Policy SCLP12.13: Cobbolds Point to Spa Pavilion	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Local Plan Review.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP12.14: Spa Pavilion to Manor End	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	Leisure centre site is left vacant and redundant.	Legal agreements to ensure site is redeveloped for tourism related activities as part of a masterplan for north Felixstowe.
Policy SCLP12.15: Manor End to Landguard	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Local Plan Review.
Policy SCLP12.16: Felixstowe Leisure Centre	Determination of planning applications	2021 - 2026	East Suffolk Council Landowners and developers	Leisure centre site is left vacant and redundant.	Redevelopment identified as part of package of sites related to provision of new leisure centre.
Policy SCLP12.17: Tourism Accommodation in Felixstowe	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers	N/A	Local Plan Review.
Policy SCLP12.18: Strategy for Communities Surrounding Ipswich	Determination of planning applications Neighbourhood Plans in the area	Plan period	East Suffolk Council Parish/Town Councils Suffolk County Council Landowners and developers Service providers	Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.19 Brightwell Lakes	Production of masterplan approach for Brightwell Lakes Determination of planning applications	2019 - 2036	East Suffolk Council Parish/Town Councils Suffolk County Council Landowners and developers Service providers	Site is not delivered at the times expected. Slow rate of residential delivery Employment delivery does not come forward. Infrastructure is not provided at appropriate phases of masterplan implementation.	Annual monitoring of the masterplan. Legal agreements and appropriate phasing to ensure development delivers in accordance with masterplan. Site brought forward through a variety of developers. Local Plan Review.
Policy SCLP12.20: Land at Felixstowe Road	Determination of planning applications on the site.	2016 - 2036	East Suffolk Council Landowners and developers	Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Parish/Town Council		Plan will be required to remove the allocation.
Policy SCLP12.21: Ransomes, Nacton Heath	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.22: Recreation and Open Space in Rushmere	Determination of planning applications	2018 - 2036	East Suffolk Council	Pressure for development on open space, particularly if allocations are not delivered	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners Developers	Development of the Ipswich Garden Suburb does not come forward	Policy to be reviewed during next Local Plan review
Policy SCLP12.24: Land at Humber Doucy Lane	Determination of planning applications	2031- 2036	East Suffolk Council Landowners Developers Ipswich Borough Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.25: Suffolk Police Headquarters, Portal Avenue, Martlesham	Determination of planning applications	2023 - 2027	East Suffolk Council Landowners and developers Martlesham Parish Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.26: Strategy for Aldeburgh	Determination of planning applications	2018 - 2036	East Suffolk Council Landowners and developers Aldeburgh Town Council Service providers	Aldeburgh becomes a town dominated by second homes and tourist properties. Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	Determination of planning applications on the site.	2019 - 2021	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.28: Strategy for Saxmundham	Determination of planning applications Neighbourhood Plan for the area	Plan period	East Suffolk Council Saxmundham Town Council Benhall & Sternfield Parish Council Suffolk County Council Landowners and developers Service providers	Saxmundham becomes a market town with severe infrastructure capacity issues Local of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.29: South Saxmundham Garden Neighbourhood	Public participation in the masterplan Creation of a masterplan Determination of planning applications Neighbourhood Plan for the area	2018 - 2036	East Suffolk Council Benhall Parish Council Saxmundham Town Council Saxmundham Neighbourhood Plan Landowners and developers Service providers	Masterplan does not come forward as expected.	Continued engagement with landowners, developers and service providers. Public participation. Actions around housing delivery would be identified through a Housing Action Plan if appropriate Local Plan Review
Policy SCLP12.30: Land north-east of Street Farm, Saxmundham	Determination of planning applications on the site.	2018 - 2022	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP12.31: Strategy for Woodbridge	Determination of planning applications on the site. Neighbourhood Plan for the area	2018 - 2036	East Suffolk Council Woodbridge Town Council Landowners and developers Service Providers	Woodbridge becomes a town dominated by second homes and tourist properties. Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.32: Former Council Offices, Melton Hill	Determination of planning applications on the site	2020 - 2024	East Suffolk Council Developers	Willingness of developer to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate
Policy SCLP12.33: Land at Woodbridge Town Football Club	Determination of planning applications on the site	2024 - 2028	East Suffolk Council Developers	Willingness of developer to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate
Policy SCLP12.34: Strategy for the Rural Areas	Determination of planning applications Neighbourhood Plans for the area	Plan period	East Suffolk Council Parish/Town Councils Landowners and developers Service providers	Rural areas continue to lose services and facilities. Increasing the need to travel too access services and facilities Rural isolation	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.35: Former airfield Debach	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.36: Carlton Park,	Determination of planning	Plan period	East Suffolk Council	Willingness of landowner	There is no indication that landowners will not bring the site forward. If

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Main Road, Kelsale cum Carlton	applications on the site.		Landowners and developers Parish/Town Council	to bring the site forward for development.	landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.37: Levington Park, Levington	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.38: Land at Silverlace Green(former airfield) Parham	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.39: Former airfield Parham	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.40: Bentwaters Park, Rendlesham	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	The scale of employment development on the site far exceeds the evidenced employment land need across the plan area. However, there is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.41: Riverside Industrial Estate, Border Cot Lane, Wickham Market	Determination of planning applications on the site.	Plan period	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.42: Land to the East of Aldeburgh Road, Aldringham	Determination of planning applications on the site.	2019 - 2023	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP12.43: Land south of Forge Close between Main Road and Ayden, Benhall	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.44: Land to the South East of Levington Lane, Bucklesham	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.45: Land to the south of Station Road, Campsea Ashe	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.46: Land behind 15 St Peters Close, Charsfield	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.47: Land to the South of Darsham Station	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.48: Land north of The Street, Darsham	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			developers Parish/Town Council		majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.49: Land off Laxfield Road, Dennington	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council Dennington Primary School	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.50: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	Determination of planning applications on the site.	2021 - 2026	East Suffolk Council Landowners and developers Parish/Town Council Eyke CoE Primary School	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.51: Land to the West of Chapel Road, Grundisburgh	Determination of planning applications on the site.	2022 - 2027	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.52: Land south of Ambleside, Main Road, Kelsale cum Carlton	Determination of planning applications on the site.	2018 - 2021	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate
Policy SCLP12.53: Land north of the Street, Kettleburgh	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
Policy SCLP12.54: Land to the rear of 31-37 Bucklesham Road, Kirton	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.55: Land at School Road, Knodishall	Determination of planning applications on the site.	2024 - 2026	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.56: Land at Bridge Road, Levington	Determination of planning applications on the site.	2023 - 2028	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.57: Land north of Mill Close, Orford	Determination of planning applications on the site.	2020 - 2022	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.58: Land adjacent to Swiss Farm, Otley	Determination of planning applications on the site.	2025-2030	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.59: Land adjacent	Determination of planning	2024 - 2026	East Suffolk Council	Willingness of landowner	There is no indication that landowners will not bring the site forward. If

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
to Farthings, Sibton Road, Peasenhall	applications on the site.		Landowners and developers Parish/Town Council	to bring the site forward for development.	landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.60: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.61: Land west of Garden Square, Rendlesham	Determination of planning applications on the site.	2023 - 2028	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.62: Land east of Redwald Road, Rendlesham	Determination of planning applications on the site.	2023 -2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham	Determination of planning applications on the site.	2025 - 2027	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.64: Land off Howlett Way, Trimley St Martin	Determination of planning applications on the site.	2019 - 2026	East Suffolk Council Suffolk County Council	Insufficient capacity for early year's education to be provided.	Work closely with Suffolk County Council to consider opportunities. Allocate a site as part of the early aligned/joint local plan review.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.66: Land off Keightley Way, Tuddenham	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.67: Land South of Lower Road, Westerfield	Determination of planning applications on the site.	2018 - 2020	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.68: Land west of the B1125, Westleton	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.69: Land at Cherry Lee, Westleton	Determination of planning applications on the site.	2024 - 2026	East Suffolk Council Landowners and	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Risks	Mitigation / Contingencies
			developers Parish/Town Council		majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.70: Mow Hill, Witnesham	Determination of planning applications on the site.	2020 - 2025	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.
Policy SCLP12.71: Land at Street Farm, Witnesham (Bridge)	Determination of planning applications on the site.	2019 - 2023	East Suffolk Council Landowners and developers Parish/Town Council	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.

Appendix B – Infrastructure Delivery Framework

The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings. However, the success of the Local Plan will be dependent on partnership working between the Council, developers, infrastructure providers, and other interested stakeholders, including the public and Parish and Town Councils. Neighbourhood Plans will also have a crucial role in expanding upon and adding to the policies and proposals of this Local Plan to address detailed local circumstances. In this respect, any infrastructure requirements identified in 'made' Neighbourhood Plans will be considered against the policies in this Local Plan along with the Neighbourhood Plan.

The Infrastructure Delivery Framework sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options (where known). The table categorises infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.

- Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
- Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met. Development could take place without this infrastructure but its sustainability would be undermined.
- Desirable infrastructure is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.

Infrastructure identified in the Brightwell Lakes development will be considered separate to this Infrastructure Delivery Framework as part of a wider masterplan for that site.

Transport Modelling has been conducted to inform the Local Plan. The modelling is based upon growth planned for in the Local Plan and neighbouring authorities and identifies the projected transport impacts of that growth. In consultation with Suffolk County Council and Highways England, this transport modelling has informed transport infrastructure requirements for the Infrastructure Delivery Framework. These figures are indicative, and specific transport measures will need to be informed through detailed designs and Transport Assessments.

Costs in this document are indicative and are subject to change. For example, specific school expansion costs will be estimated as projects progress, based on the particular requirements of the site and the project. At present, most costs in this document are based on estimates of generic per person prices, responding only to the proportionate impacts of local plan allocations. In reality, development – via obligations or the Community Infrastructure Levy – may be required to fund total project costs, such as

where development necessitates the completion of new facilities (where the capacity of existing facilities has been reached) like classrooms or junctions where the threshold for such new facilities has been reached. This will be governed by (and subject to) the Community Infrastructure Levy Regulations and the Council's own policies for prioritising CIL spending. Throughout the lifetime of the plan, additional costs or projects may also arise which are not detailed within this Infrastructure Delivery Framework, based on changing circumstances. Project timescales detailed in this Infrastructure Delivery Framework should be considered as indicative based on the information available at the time of writing.

Provision for Post-16 education is complex, increasingly so as the ways in which Further Education and Sixth Form provision are delivered are changing. Students have a range of institutional options and are more likely to travel longer distances than for secondary education.

In respect of the Local Plan covering the former Suffolk Coastal area, a new Sixth Form could be delivered at Brightwell Lakes all-through school, and additional Sixth Form places can potentially be provided at Thomas Mills High School and Felixstowe Academy. New Further Education provision at Alde Valley Academy – known as Suffolk New College on the Coast – offers another opportunity for expansion of Further Education provision in the District. There would also be an opportunity to discuss the potential for offering A Levels at Leiston as part of that model – although it would be subject to demand and the agreement of both Alde Valley Academy and Suffolk New College.

The 2017 Norfolk and Suffolk Further Education Area Review suggests that, based on 2014 ONS Sub national population projections, the 16-18 cohort is expected to fall by 9.3% between 2015 and 2019, and then increase by 18.4% between 2019 and 2030. Population growth in the 16-18 cohort is also expected to be slower in the former Suffolk Coastal area than the rest of Norfolk and Suffolk.

As such, whilst options exist for providing additional post-16 capacity for students from the former Suffolk Coastal area, further consideration will be given to long term needs for post-16 provision across the Ipswich Housing Market Area. This will need to include an assessment of demand arising from the emerging Ipswich, Babergh and Mid Suffolk Local Plans.

The Habitats Regulations Assessment has identified potential impacts in relation to both phosphate and ammonia related deterioration in water quality, and potential issues around nitrogen deposition is also flagged within the study as a potential concern for European sites. Timely delivery of required infrastructure and treatment capabilities for phosphate, ammonia and nitrogen will be required, and specific needs for upgrades are contained in this Infrastructure Delivery Framework.

Transport

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Improvements to Felixstowe branch rail line including - double tracking, a rail line loop near Trimley and improvements to level crossings and signalling.	Essential	Network Rail	£60,400,000	Network Rail	£60,400,000	£0	None	N/A	N/A	April 2018 – Autumn 2019
A12 – Four villages improvements	Essential	EDF, Suffolk County Council	£88,000,000 - £133,000,000	EDF, Suffolk County Council, Central Government	£88,000,000 - £133,000,000	Unknown	CIL	Unknown	Unknown	Medium – Long term
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Sustainable transport, traffic management and cycle route improvements at Felixstowe	Essential	Suffolk County Council	Unknown	Suffolk County Council, Developers, East Suffolk Council, Felixstowe	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
				Town Council						
Measures to improve capacity at Garrison Lane / High Road junction	Essential	Suffolk County Council	£250,000 - £300,000	Developers	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Measures to improve capacity at Garrison Lane / Mill Lane junction	Essential	Suffolk County Council	£250,000 - £300,000	Developers	Unknown	Unknown	S278/S106/CIL	Unknown	Unknown	Over entire plan period
Improvements to A14, junction 55 (Copdock)	Essential	Suffolk County Council, Highways England	£65,000,000 - £100,000,000	Developers, Highways England, Central Government	£9,750,000 - £15,000,000	Unknown	CIL	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan growth.
Improvements to A14, junction 56 (Wherstead)	Essential	Suffolk County Council, Highways England	TBC	Developers, Highways England, Central Government	Unknown	Contribution unknown – potential contribution from development proposal in Babergh District to be funded via s278	s278/CIL	Unknown	Developer contributions from ISPA authorities, Highways England (RIS or Minor Works Fund), Central Government	Over entire plan period
Improvements to A14, junction 57	Essential	Suffolk County	£5,000,000 -	Developers, Highways	£1,075,000 -	DfT Minor Works	CIL	Unknown	Highways England, Central	Over entire plan period. Local (Suffolk

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
(Nacton)		Council, Highways England	£10,000,000	England, Central Government	£2,150,000	Fund			Government	Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan.
Improvements to A14, junction 58 (Seven Hills)	Essential	Suffolk County Council, Highways England	£5,000,000	Developers, Highways England, Central Government	Unknown (if under s278)	100%	CIL/s278/s106	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period Contributions expected from sites SCLP12.19 and SCLP12.20.
Sustainable transport measures in Ipswich, including Smarter Choices, Quality Bus Partnership and other measures	Essential	Suffolk County Council	£7,300,000 - £8,400,000	Suffolk County Council, Developers, ISPA Authorities	£2,100,000 - £2,400,000	£2,100,000 - £2,400,000	S106/CIL	£5,200,000- £6,000,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)
Infrastructure improvements to support sustainable transport measures and junction improvements	Essential	Suffolk County Council	£16,000,000 - £20,000,000 (up to 2026)	Developers, Suffolk County Council, ISPA authorities	£4,500,000 - £5,600,000	£4,500,000 - £5,600,000	S106/CIL	£11,500,000 - £14,400,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)
Measures to increase capacity on Foxhall Road	Essential	Suffolk County	£200,000 - £250,000	Developers	Full	Full	s106	Unknown	Unknown	Over entire plan period. Note: there is a requirement for

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
(from A12 to Heath Road)		Council								permitted site SCLP12.19 to deliver these improvements.
Measures to increase capacity on A1214	Essential	Suffolk County Council	£4,000,000	Developers	Unknown. Proportion from East Suffolk TBC	Unknown	CIL		Developer contributions from ISPA Authorities	Over entire plan period
Measures to improve capacity at Melton crossroads	Essential	Suffolk County Council	£250,000 - £300,000	Developers	£250,000 - £300.000	£250,000 - £300,000	S106/S278	Unknown	Unknown	Over entire plan period
Measures to improve capacity at A12/B1079 junction	Essential	Suffolk County Council	£300,000 - £350,000	Developers	Unknown	Unknown	CIL	Central Government Funding, NSIPs	Unknown	Over entire plan period
Access improvements to rail stations and enhancement of ancillary rail station facilities	Desirable	Greater Anglia	Unknown	Greater Anglia, Developer	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
Access, cycle and footway improvements for North Felixstowe Garden	Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Neighbourhood (Policy SCLP12.3)										site)
Access and connectivity improvements at Land north of Conway Close and Swallow Close, Felixstowe (Policy SCLP12.4)	Essential/Critical	Developer	£50,000 - £150,000	Developer	N/A	£50,000 - £150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Pedestrian and cycle enhancements at Land at Brackenbury Sports Centre, Felixstowe (Policy SCLP12.5)	Essential	Developer	£75,000	Developer	N/A	£75,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land at Sea Road (Policy SCLP12.6)	Essential	Developer	£25,000	Developer	N/A	£25,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access improvements at Bridge Road, Felixstowe (Policy SCLP12.8)	Essential/Critical	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Junction Improvements at Land at Carr Road/Langer	Essential/Critical	Developer	£100,000 - £150,000	Developer	N/A	£100,000 - £150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Road, Felixstowe (Policy SCLP12.9)										
Sustainable pedestrian and cycle connectivity at Land at Haven Exchange (Policy SCLP12.10)	Essential	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Significant access improvements and improvements to the wider Land at Felixstowe Road (Policy SCLP12.20)	Critical	Developer	£350,000 - £500,000	Developer, Suffolk County Council, Highways England	Unknown	£350,000 - £500,000	S278/S106	Unknown	New Anglia LEP	Short – Medium term (with development of site)
Footway improvements at Ransomes, Nacton Heath (Policy SCLP12.21)	Essential	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access improvements along with pedestrian and cycle connectivity at Land north east of Humber Doucy Lane (Policy	Critical	Developer	Unknown	Developer	Unknown	Unknown	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
SCLP12.24)										
Access, junction, cycle and footway improvements at Suffolk Police HQ, Portal Avenue, Martlesham (Policy SCLP12.25)	Essential/Critical	Developer	£500,000	Developer	N/A	£500,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and junction improvements at Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)	Essential/Critical	Developer	£25,000 - £45,000 (footway works)	Developer	N/A	£25,000 - £45,000 (footway works)	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access, sustainable transport, cycle and footway improvements for South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of site)
Access improvements along with maximisation of	Essential/Critical	Developer	Unknown	Developer	N/A	Unknown	S278/S106	Unknown	Unknown	Short – Medium term During plan period (with development of

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
cycle and pedestrian connectivity at Land north-east of Street Farm, Saxmundham (Policy SCLP12.30)										site)
Measures to improve capacity at B1121/Chantry Road junction, Saxmundham	Essential	Developer	Unknown	Developer	Unknown	Unknown	S278/S106	Unknown	Unknown	Over entire plan period
Access and junction improvements at Land at Woodbridge Town Football Club (Policy SCLP12.33)	Essential/Critical	Developer	£200,000	Developer	N/A	£200,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.42)	Essential	Developer	£10,000	Developer	N/A	£10,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Cycle and footway improvements at Land south of	Essential	Developer	£50,000 - £70,000	Developer	N/A	£50,000 - £70,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Forge Close between Main Road and Ayden, Benhall (Policy SCLP12.43)										
Footway improvements at Land to the South East of Levington Lane, Bucklesham (Policy SCLP12.44)	Essential	Developer	£40,000 - £100,000	Developer	N/A	£40,000 - £100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Cycle and footway improvements at Land to the south of Darsham Station (Policy SCLP12.47)	Essential	Developer	£125,000	Developer	N/A	£125,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land off Laxfield Road, Dennington (Policy SCLP12.49)	Essential	Developer	£15,000 - £25,000	Developer	N/A	£15,000 - £25,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and footway improvements at Land west of Chapel Road, Grundisburgh (Policy	Essential/Critical	Developer	£150,000	Developer	N/A	£150,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
SCLP12.51)										
Access and pedestrian connectivity improvements at Land south of Ambleside, Main Road, Kelsale cum Carlton (Policy SCLP12.52)	Essential/Critical	Developer	£15,000 (pedestrian connectivity)	Developer	N/A	£15,000 (pedestrian connectivity)	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Junction and footway improvements at Land at School Road, Knodishall (Policy SCLP12.55)	Essential/Critical	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land north of Mill Close, Orford (Policy SCLP12.57)	Essential	Developer	£5,000 - £10,000	Developer	N/A	£5,000 - £10,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Rights of Way and access improvements at Land adjacent to Swiss Farm, Otley (Policy SCLP12.58)	Essential/ Critical	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Footway improvements at Land adjacent to Farthings Sibton Road, Peasenhall (Policy SCLP12.59)	Essential	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land between High Street and Chapel Lane, Pettistree (Policy SCLP12.60)	Essential	Developer	£95,000 - £115,000	Developer	N/A	£95,000 - £115,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Pedestrian connectivity improvements at Land east of Redwald Road, Rendlesham (Policy SCLP12.62)	Essential	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and pedestrian improvements at Land opposite The Sorrel Horse, The Street, Shottisham (Policy SCLP12.63)	Essential/Critical	Developer	£50,000	Developer	N/A	£50,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Access, footway and cycle connectivity improvements at Land off Howlett Way, Trimley St Martin (Policy SCLP12.64)	Essential/Critical	Developer	£200,000 - £300,000	Developer	N/A	£200,000 - £300,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Access, footway and Public Rights of Way improvements at Land off Keightley Way, Tuddenham (Policy SCLP12.66)	Essential/Critical	Developer	£100,000	Developer	N/A	£100,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land south of Lower Road, Westerfield (Policy SCLP12.67)	Essential	Developer	£115,000	Developer	N/A	£115,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land west of B1125, Westleton (Policy SCLP12.68)	Essential	Developer	£25,000 - £45,000	Developer	N/A	£25,000 - £45,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land at Cherry	Essential	Developer	£30,000	Developer	N/A	£30,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Lee, Darsham Road, Westleton (Policy SCLP12.69)										site)
Access and footway improvements at Land at Mow Hill, Witnesham (Policy SCLP12.70)	Essential/Critical	Developer	£20,000 - £40,000	Developer	N/A	£20,000 - £40,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land at Street Farm, Witnesham (Policy SCLP12.71)	Essential	Developer	£20,000	Developer	N/A	£20,000	S278/S106	Unknown	Unknown	Short – Medium term (with development of site)
Total			**£254,730,000 - £345,655,000**		**£166,075,000 - £219,125,000**	**£9,630,000 - £11,655,000**		**£16,700,000 - £20,400,000**		

Utilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Potential improvements to the 11kv network between Saxmundham and Benhall primary substation	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	During plan period
Potential improvements to Peasenhall primary substation	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	During plan period
Potential need for new primary substation at Sevenhills Roundabout	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	OFGEM	During plan period
Extension of 132kV line to Felixstowe and establishment of a new 132/33kV substation with links to the 33kV network on the Shotley and Harwich peninsulas.	Critical	UK Power Networks	£35,000,000	UK Power Networks, OFGEM	£35,000,000	Unknown	None	Unknown	Unknown	2017-2020
Potential improvements to Benhall water recycling centre and	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management	Unknown	Anglian Water	2019-2030

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
supporting infrastructure							Plan			
Potential improvements to Charsfield water recycling centre and supporting infrastructure	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	2019 - 2025
Potential improvements to Westleton water recycling centre and supporting infrastructure	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	2019 - 2025
Potential improvements to Yoxford water recycling centre and supporting infrastructure	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	2019 - 2025
Potential improvements to Framlingham water recycling centre and supporting infrastructure	Critical	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	2019 - 2020
Potential improvements to Felixstowe water recycling centre and	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management	Unknown	Anglian Water	2019 - 2030

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
supporting infrastructure							Plan			
Potential improvements to Melton water recycling centre and supporting infrastructure	Critical	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	2019 - 2020
Potential phosphate treatment at Wickham Market water recycling centre	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	Over entire plan period
Potential phosphate treatment at Easton water recycling centre	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	Over entire plan period
Potential phosphate treatment at Charsfield water recycling centre	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	Over entire plan period
Potential treatment improvements at Kirton water recycling centre and supporting infrastructure	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	Anglian Water Asset Management Plan	Unknown	Anglian Water	During plan period
4G coverage across the District to provide 24/7 coverage for	Essential	EE - MBNL	Unknown	Central Government	Unknown	None	None	Unknown	New Anglia LEP	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
emergency services										
Improvements to Leiston household waste recycling centre	Essential	Suffolk County Council	£500,000	Developers	Unknown	£500,000	CIL	Unknown	Unknown	Over entire plan period
Expansion of Foxhall household waste recycling centre	Essential	Suffolk County Council	£4,000,000	Suffolk County Council, Developers	£3,000,000	£1,000,000	CIL	Unknown	Unknown	Short term
Improvements to Felixstowe household waste recycling centre	Essential	Suffolk County Council	£1,500,000	Developers	Unknown	£1,500,000	CIL	Unknown	Unknown	Over entire plan period
Relocation of Stowmarket waste recycling centre	Essential	Suffolk County Council	Unknown	Developers	Unknown	£5,580	CIL	Unknown	Unknown	Over entire plan period
Total			**£41,000,000**		**£38,000,000**	**£3,005,580**		**Unknown**		

Police Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 95m^2 of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 3 x police vehicles, automatic number plate recognition technology.	Essential	Suffolk Constabulary	£1,081,357	Developers	£1,081,357	£1,081,357	S106	£0	Suffolk Constabulary	During plan period
South Saxmundham Garden Neighbourhood (Policy SCLP 12.29): 35m^2 of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 2 x police vehicles, automatic number plate recognition technology.	Essential	Suffolk Constabulary	£633,753	Developers	£633,753	£633,753	S106	£0	Suffolk Constabulary	During plan period
Total			**£1,715,110**		**£1,715,110**	**£1,715,110**		**£0**		

Coastal Protection and Flooding

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe.	Critical	Suffolk County Council, Anglian Water, Environment Agency, Developer	Unknown	Local Enterprise Partnership, Suffolk County Council, DEFRA, Developers, Anglian Water, Environment Agency	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
Total			**Unknown**		**Unknown**	**Unknown**		**Unknown**		

Education

Early Years

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Early years setting/s at South Saxmundham Garden Neighbourhood (Policies SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52 & SCLP12.1)	Essential	Suffolk County Council	£1,575,000	Developers	£1,519,875	£1,519,875	S106	£55,125	Unknown	Short - Medium term
Early years settings at North Felixstowe Garden Neighbourhood (Policies SCLP12.3, SCLP12.4)	Essential	Suffolk County Council	£3,675,000	Developers	£2,535,750	£2,535,750	S106	£1,139,250	Extant s106/CIL	Short - Medium term
Early years settings in Felixstowe – including at Walton High Street North, existing school sites and/or at	Essential	Suffolk County Council	£1,575,000	Developers	£187,425	£187,425	S106	£1,387,575	Extant s106/CIL	Short - Medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Land at Brackenbury Sports Centre (Policy SCLP12.8) or Land at Sea Road (Policy SCLP12.6)										
Early years setting at Land Adjacent to Reeve Lodge (Policy SCLP12.65) and Land off Howlett Way (Policy SCLP12.64)	Essential	Suffolk County Council	£1,050,000	Developers	£803,250	£803,250	S106	£246,750	Extant s106/CIL	Short - Medium term
Early years setting at Land at Humber Doucy Lane, Rushmere St Andrew (Policy SCLP12.24)	Essential	Suffolk County Council	£1,050,000	Developers	£236,250	£236,250	S106	£813,750	S106 from other development	Long term
Additional Early Education Capacity in Framlingham Ward (Policies SCLP12.1, SCLP12.49, SCLP12.53)	Essential	Suffolk County Council	£152,721	Developers	£152,721	£152,721	CIL	N/A	N/A	Unknown

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Early years setting in Leiston (Policy SCLP12.1)	Essential	Suffolk County Council	£1,050,000	Developers	£157,500	£157,500	S106	£892,500	Unknown	Short - Medium term
Additional Early Education Capacity in Aldeburgh Ward (Policies SCLP12.27, SCLP12.55, SCLP12.42)	Essential	Suffolk County Council	£47,322	Developers	£47,322	£47,322	CIL	N/A	N/A	Short - Medium term
Additional Early Education Capacity in Fynn Valley Ward (Policies SCLP12.66, SCLP12.67, SCLP12.70, SCLP12.71)	Essential	Suffolk County Council	£68,115	Developers	£68,115	£68,115	CIL	N/A	N/A	Medium term
Additional Early Education Capacity in Kesgrave Wards (Policy SCLP12.1)	Essential	Suffolk County Council	£14,340	Developers	£14,340	£14,340	CIL	N/A	N/A	Unknown

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Additional Early Education Capacity in Kirton Ward (Policies SCLP12.44, SCLP12.54, SCLP12.56)	Essential	Suffolk County Council	£44,454	Developers	£44,454	£44,454	CIL	N/A	N/A	Medium term
Additional Early Education Capacity in Orford and Eyke Ward (Policies SCLP12.57, SCLP12.45, SCLP12.50)	Essential	Suffolk County Council	£62,379	Developers	£62,379	£62,379	CIL	N/A	N/A	Unknown
Additional Early Education Capacity in Rendlesham Ward (Policies SCLP12.62 & SCLP12.61)	Essential	Suffolk County Council	£1,050,000	Developers	£157,500	£157,500	CIL	£892,500	CIL	Short – Medium term
Additional Early Education Capacity in Wenhaston and Westleton Ward (Policies SCLP12.1, SCLP12.47, SCLP12.48,	Essential	Suffolk County Council	£146,985	Developers	£146,985	£146,985	CIL	N/A	N/A	Medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
SCLP12.69, SCLP12.68)										
Early Years setting in Wickham Market Ward (Policies SCLP12.1, SCLP12.46, SCLP12.60)	Essential	Suffolk County Council	£525,000	Developers	£378,000	£378,000	S106	£147,000	Unknown	Medium term
Additional Early Education Capacity in Woodbridge Ward	Essential	Suffolk County Council	£157,740	Developers	£157,740	£157,740	CIL	N/A	N/A	Short - Medium term
Total			**£12,244,056**		**£6,669,606**	**£6,669,606**		**£5,574,450**		

Primary education

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
New primary school at Saxmundham (Policies SCLP12.29, SCLP12.30)	Land south of Saxmundham	Essential	Suffolk County Council	£7,100,000	Developers	£3,550,000	£3,550,000	S106	£3,550,000	S106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium term
New primary school at Felixstowe (Policies SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4)	All sites in Felixstowe	Essential	Suffolk County Council	£8,500,000	Developers	£7,730,952	£7,730,952	S106	£769,048	Suffolk County Council (via prudential borrowing)	Short - Medium term
New primary school at Trimley St Martin (Policies SCLP12.54, SCLP12.64, SCLP12.65)	Land to the rear of 31-37 Bucklesham Road, Kirton. Land adjacent to Reeve Lodge, High Road, Trimley St Martin. Land off Howlett Way, Trimley St Martin	Essential	Suffolk County Council	£7,100,000	Developers	£2,231,328	£2,231,328	S106	£4,868,672	Suffolk County Council (via prudential borrowing)	Short term
Capacity for additional pupils at	Land north of the Street,	Essential	Suffolk County	£97,503	Developers	£97,503	£97,503	CIL	Unknown	Suffolk County Council (via prudential	Medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Easton Primary School (Policies SCLP12.53, SCLP12.1)	Kettleburgh		Council							borrowing)	
Capacity for additional pupils at Bucklesham Primary School (Policy SCLP12.44)	Land to the South East of Levington Lane, Bucklesham	Essential	Suffolk County Council	£111,432	Developers	£111,432	£111,432	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Capacity for additional pupils at Eyke Church of England Primary School (Policies SCLP12.45 & SCLP12.50)	Land to the south of Station Road, Campsea Ashe. Land to the south of Eyke CoE Primary School and East of The Street, Eyke.	Essential	Suffolk County Council	£278,580	Developers	£278,580	£278,580	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Capacity for additional pupils at Leiston Primary School (Policies SCLP12.27, SCLP12.42, SCLP12.55,	Sites in Aldeburgh, Aldringham, Knodishall and Leiston could contribute to a need to expand Leiston Primary School	Essential	Suffolk County Council	£557,160	Developers	£557,160	£557,160	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Unknown

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
SCLP12.1)											
Capacity for additional pupils at Woodbridge Primary School, (or St Mary's Primary) (Policies SCLP12.32, SCLP12.33, SCLP12.1)	Sites in Woodbridge, Melton and Bredfield could contribute to a need to provide additional school places in the Woodbridge/ Melton area.	Essential	Suffolk County Council	£1,030,746	Developers	£1,030,746	£1,030,746	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Capacity for additional pupils at Dennington CEVCP School (Policy SCLP12.49)	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£139,290	Developers	£139,290	£139,290	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Capacity for additional pupils at St Marys CEVCP School, Benhall (Policy SCLP12.43)	Land south of Forge Close between Main Road and Ayden, Benhall	Essential	Suffolk County Council	£181,077 - £219,762	Developers	£181,077 - £219,762	£181,077 - £219,762	CIL or S106	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Capacity for additional pupils at Kelsale	Land south of Ambleside, Main Road,	Essential	Suffolk County Council	£181,077 - £219,762	Developers	£181,077 - £219,762	£181,077 - £219,762	CIL Or S106	Unknown	Suffolk County Council (via prudential	Short term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Primary School (Policies SCLP12.52, SCLP12.1)	Kelsale									borrowing)	
Capacity for additional pupils at Rendlesham Primary School (Policies SCLP12.61, SCLP12.62)	Land West of Garden Square, Rendlesham and Land East of Redwald Road, Rendlesham	Essential	Suffolk County Council	£362,154	Developers	£362,154	£362,154	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Short – Medium term
Capacity for additional pupils at Hollesley Primary School (Policy SCLP12.63)	Land opposite the Sorrel Horse, Shottisham	Essential	Suffolk County Council	£41,787	Developers	£41,787	£41,787	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Short term
Capacity for additional pupils at Witnesham Primary School (Policies SCLP12.58, SCLP12.70, SCLP12.71)	Land adjacent to Swiss Farm, Otley. Mow Hill, Witnesham. Land at Street Farm, Witnesham	Essential	Suffolk County Council	£390,012	Developers	£390,012	£390,012	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Capacity for additional pupils at new Ipswich Garden Suburb Primary (Policies SCLP12.66, SCLP12.67, SCLP12.24)	Land at Humber Doucy Lane, Rushmere St Andrew. Land off Keightley Way, Tuddenham. Land South of Lower Road, Westerfield	Essential	Suffolk County Council	£828,333	Developers	£828,333	£828,333	S106	£6,271,666	S106 from other relevant development Suffolk County Council (via prudential borrowing)	Medium – Long term
Capacity for additional places at Sir Robert Hitcham Primary School (Policy SCLP12.1)	Framlingham Neighbourhood Plan	Essential	Suffolk County Council	£348,225	Developers	£348,225	£348,225	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Short-medium term
Capacity for additional places at primary schools in Kesgrave (Policy SCLP12.1)	Kesgrave Neighbourhood Plan	Essential	Suffolk County Council	£69,645	Developers	£69,645	£69,645	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Unknown
Capacity for additional places at Martlesham Primary School	Suffolk Police HQ, Martlesham. Martlesham Neighbourhood	Essential	Suffolk County Council	£1,114,320	Developers	£1,114,320	£1,114,320	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
(Policies SCLP12.25, SCLP12.1)	Plan										
Capacity for additional places at Wenhaston Primary School (Policy SCLP12.1)	Wenhaston Neighbourhood Plan	Essential	Suffolk County Council	£83,574	Developers	£83,574	£83,574	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term
Total				**£28,514,915 - £28,592,285**		**£19,327,195 - £19,404,565**	**£19,327,195 - £19,404,565**		**£15,459,386**		

Secondary education[77]

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£1,937,469	Developers	£1,937,469	£1,937,469	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Over entire plan period
Expansion of Felixstowe Academy	Essential	Suffolk County Council	£1,124,982	Developers	£1,124,982	£1,124,982	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Over entire plan period
Capacity for additional pupils at Brightwell Lakes Secondary School	Essential	Suffolk County Council	£16,106,350	Developers	£16,106,350	£16,106,350	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Over entire plan period
Expansion of Bungay High School	Essential	Suffolk County Council	£124,998	Developers	£124,998	£124,998	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Over entire plan period
Capacity for additional pupils at Ipswich Garden Suburb Secondary School	Essential	Suffolk County Council	£1,065,497	Developers	£1,065,497	£1,065,497	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Over entire plan period
Capacity for additional pupils at Claydon High	Essential	Suffolk County Council	£229,163	Developers	£229,163	£229,163	CIL	Unknown	Suffolk County Council (via prudential	Over entire plan period

[77] See pretext of this section for Post-16 and Further Education.

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
School									borrowing)	
Total			**£20,588,459**		**£20,588,459**	**£20,588,459**		**Unknown**		

Health

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
301 square metres of additional primary care floorspace at Saxmundham Surgery	Essential	Ipswich and East Suffolk CCG	£692,300	Developers	Unknown	£333,500	CIL	£358,800	NHS England, CIL	During plan period
Additional primary care floorspace in the Felixstowe, Kirton and Trimleys Areas	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£782,000	CIL	Unknown	NHS England, CIL	During plan period
Additional floorspace and enhancements at Wickham Market Practice and it's branch Rendlesham Surgery	Essential	Ipswich and East Suffolk CCG	£110,000	Developers	Unknown	£108,100	CIL	Unknown	NHS England, CIL	During plan period
Additional floorspace at Leiston Surgery and it's branch Yoxford Surgery	Essential	Ipswich and East Suffolk CCG	£692,300	Developers	Unknown	£95,000	CIL	£597,300	NHS England, CIL	During plan period
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£16,100	CIL	£283,900	NHS England, CIL	During plan period
Additional enhancements at Grundisburgh Surgery and Otley Surgery (both are branches of the Debenham Practice)	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£57,500	CIL	Unknown	NHS England, CIL	During plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Additional floorspace at Ravenswood Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£6,900	CIL	Unknown	NHS England, CIL	During plan period
Additional enhancements at Church Farm Surgery, Aldeburgh	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£3,700	CIL	Unknown	NHS England, CIL	During plan period
Additional floorspace between Martlesham Surgery and The Birches Medical Centre	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£125,200	CIL	Unknown	NHS England, CIL	During plan period
Additional enhancements at Little St John Street Surgery and Framfield House Surgery, Woodbridge	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£80,500	CIL	Unknown	NHS England, CIL	During plan period
Additional enhancements at The Peninsula Practice and its branch Chapman House	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£15,200	CIL	Unknown	NHS England, CIL	During plan period
Additional enhancements at Ivry Street Medical Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£6,900	CIL	Unknown	NHS England, CIL	During plan period
Additional enhancements at Two Rivers Medical Centre	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	Unknown	CIL	Unknown	NHS England, CIL	During plan period
Total			**£1,794,600**		**Unknown**	**£1,630,600**		**£1,240,000**		

Libraries

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Enhanced library provision for Felixstowe and the Trimleys	Desirable	Suffolk County Council	£973,512	Developers	£973,512	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Improvements at Wickham Market library	Desirable	Suffolk County Council	£51,840	Developers, Suffolk County Council	£51,840	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Improvements at Aldeburgh library	Desirable	Suffolk County Council	£30,672	Developers	£30,672	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Improvements at Framlingham library	Desirable	Suffolk County Council	£178,848	Developers	£178,848	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Improvements at Halesworth library	Desirable	Suffolk County Council	£5,832	Developers	£5,832	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Enhanced library provision for areas surrounding Ipswich	Desirable	Suffolk County Council	£131,112	Developers	£131,112	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Enhanced library provision at Kesgrave	Desirable	Suffolk County Council	£66,312	Developers	£66,312	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Enhanced library provision at Leiston	Desirable	Suffolk County Council	£157,896	Developers	£157,896	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Improvements at Saxmundham library	Desirable	Suffolk County Council	£317,952	Developers	£317,952	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Enhanced library provision at Southwold	Desirable	Suffolk County Council	£19,440	Developers	£19,440	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Improvements at Woodbridge library	Desirable	Suffolk County Council	£390,096	Developers	£390,096	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Total			**£2,323,512**		**£2,323,512**	**Unknown**		**Unknown**		

Community Centres/Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New community centre at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Developer	Unknown	Unknown	CIL	Unknown	Unknown	Short term
Provision of community facilities across the rest of the District	Desirable	Developers	£1,760,000 - £2,007,000	Developers, Suffolk Coastal District Council	£1,760,000 - £2,007,000	Unknown	CIL	Unknown	Unknown	Over entire plan period
Total			**£1,760,000 - £2,007,000**		**£1,760,000 - £2,007,000**	**Unknown**		**Unknown**		

Sport and Leisure Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New leisure centre development at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	East Suffolk Council, Developer	Unknown	East Suffolk Council, Developer	Unknown	Unknown	S106/CIL	Unknown	Sport England, other sports associations	Short – Medium term
Enhancement of sports and community facilities at Suffolk Police HQ, Martlesham (Policy SCLP12.25)	Essential	Developer	Unknown	Developer	Unknown	Unknown	S106/CIL	Unknown	Sport England, other sports associations	Short – Medium term
Increased provision of sports pitches across the District	Desirable	Sport England	£1,845,000 - £2,065,000	Sport England, East Suffolk Council, Town & Parish Councils, Developers	£1,845,000 - £2,065,000	Unknown	CIL	Unknown	Unknown	Over entire plan period
Increased provision of children's play area and youth facilities across the District	Desirable	Developers	£640,000 - £680,000	Developers, East Suffolk Council	£640,000 - £680,000	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Total			**£2,485,000 - £2,745,000**		**£2,485,000 - £2,745,000**	**Unknown**		**Unknown**		

Open Space and Green Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increased provision of accessible natural green spaces across the District	Essential	East Suffolk Council	Unknown	Developers, Town and Parish Councils, East Suffolk Council	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
Increased cemetery provision across the District	Desirable	East Suffolk Council, Town and Parish Councils	Unknown	Developers, East Suffolk Council, Town and Parish Councils	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
Increased allotment provision across the District	Desirable	East Suffolk Council, Town and Parish Councils	£202,000 - £225,000	Developers, East Suffolk Council, Town and Parish Councils	£202,000 - £225,000	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Green infrastructure provision across the District	Essential	East Suffolk Council, Developers	Unknown	Developers, East Suffolk Council, Suffolk County Council, Town & Parish Councils	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Open space provision at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	Short – medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Open space provision at South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Essential	Developer	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	Short – medium term
Total			**£202,000 - £225,000**		**£202,000 - £225,000**	**Unknown**		**Unknown**		

Appendix C – Monitoring Framework

Monitoring is an important and necessary step in the planning system in order to check that strategies and policies are having the intended effect. Monitoring relates both to contextual indicators and also to specific planning outcomes.

Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been carried out as part of the production of the Local Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the plan. A monitoring framework and indicators has been developed as work on the Sustainability Appraisal has progressed throughout the production of the Local Plan. Further details around monitoring related to Sustainability Appraisal objectives are contained in the Sustainability Appraisal Report.

The Habitats Regulations Assessment has identified a specific requirement in relation to monitoring related to water supply and quality at European sites linked to water treatment. The Council will therefore liaise with the water companies, Natural England and the Environment Agency, to ensure that water related matters (both supply and treatment) and required infrastructure needs are continually reviewed and resolved to meet the needs arising from growth. The Habitats Regulations Assessment also identifies a potential risk from traffic emissions to designated sites with features sensitive to air pollution, and it is identified that further data gathering on this would inform future local plan reviews.

The Council reports on monitoring and delivery annually in its Authority Monitoring Report. In some instances it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge.

Policy	Targets	Indicators	Source
Strategic cross boundary policies:			
Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area	Delivery of at least 9,756 dwellings in the former Suffolk Coastal District Creation of at least 6,500 jobs in the former Suffolk Coastal District	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided: i) in the former Suffolk Coastal area; ii) by settlement hierarchy; <u>National indicators at local authority level:</u> Jobs density Employment and unemployment Employment by occupation Employee jobs by industry Earnings by residence and workplace Population estimates Housing affordability Homelessness Qualifications of working age population (aged 16-64)	ESC monitoring of planning applications (gains and losses): Housing (C3) Residential institutions (C2) Employment (B1-B8) Retail and Leisure (A1-A5, D2) ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey/East of England Forecasting Model ONS Annual Survey of Hours and Earnings ONS population estimates ONS ratio of house price to earnings (residence / workplace earnings) CLG Homelessness statistics ONS Population Survey
Policy SCLP2.2: Strategic Infrastructure Priorities	Delivery of strategic infrastructure	Delivery of individual projects, including those related to specific allocations in this Local Plan (see individual site allocations).	Suffolk County Council ESC monitoring of planning applications
Policy SCLP2.3: Cross-boundary mitigation of effects on protected habitats	Adoption of Recreational Avoidance and Mitigation Strategy Implementation of measures in Recreational Avoidance and Mitigation Strategy	Adoption of Recreational Avoidance and Mitigation Strategy. Specific indicators to be set out in strategy.	ESC monitoring of planning applications As set out in Recreational Avoidance and Mitigation Strategy
Scale and location of growth and major infrastructure and energy:			
Policy SCLP3.1: Strategy for Growth	Delivery of at least 9,756 dwellings over the plan period (at least 542 per annum) Delivery of at least 6,500 jobs over the plan period Delivery of 4,100-5,000sqm convenience retail Delivery of 7,700 – 13,100sqm comparison	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided. <u>National indicators at local authority level:</u> Jobs density Employment and unemployment Employment by occupation Employee jobs by industry Amount of new convenience floorspace. Amount of new comparison floorspace.	ESC monitoring of planning applications ESC monitoring of planning applications ESC monitoring of planning applications ESC monitoring of planning applications

Policy	Targets	Indicators	Source
	retail		
Policy SCLP3.2: Settlement Hierarchy	Delivery of spatial strategy (Table3.3)	Amount and percent of new housing development by area: • Saxmundham • Other A12 communities • Felixstowe • Rural settlements • Communities neighbouring Ipswich • Framlingham • Leiston	ESC monitoring of planning applications
Policy SCLP3.3: Settlement Boundaries	N/A	Type and amount of residential, employment and retail/leisure development permitted outside of Settlement Boundaries [excluding householder].	ESC monitoring of planning applications [not implementation]
Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects	N/A	Delivery of major energy projects.	ESC monitoring of planning applications
Policy SCLP3.5: Infrastructure Provision	Infrastructure to be provided, as per individual site allocations	Infrastructure delivered.	ESC monitoring of planning applications
Economy:			
Policy SCLP4.1: Existing Employment Areas	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units. Jobs density. Employment and unemployment. Employment by occupation. Employee jobs by industry.	ESC monitoring of planning applications and site surveys ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey
Policy SCLP4.2: New Employment Development	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Jobs density. Employment and unemployment. Employment by occupation. Employee jobs by industry.	ESC monitoring of planning applications and site surveys ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP4.3: Expansion and Intensification of Employment Sites	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units.	ESC monitoring of planning applications and site surveys
Policy SCLP4.4: Protection Employment Premises	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units.	ESC monitoring of planning applications and site surveys

Policy	Targets	Indicators	Source
Policy SCLP4.5: Economic Development in Rural Areas	N/A	Employment uses (B1,B2, B8) completed.	ESC monitoring of planning applications and site surveys
Policy SCLP4.6: Conversion and replacement of rural buildings for employment use	N/A	Employment uses (B1, B2, B8) completed.	ESC monitoring of planning applications and site surveys
Policy SCLP4.7: Farm Diversification	Retention of farms through diversification schemes	Number of farms operations ceased	ESC monitoring of planning applications and site surveys
Policy SCLP4.8: New Retail and Commercial Leisure Development	N/A	Retail and commercial leisure planning permission and implementations in town centre and out of centre locations.	ESC monitoring of planning applications ESC site surveys
Policy SCLP4.9: Development in Town Centres	N/A	Number and proportion of retail and other main town centre uses at ground floor primary and secondary frontages. Number of vacant units.	ESC monitoring of planning applications and site surveys
Policy SCLP4.10: Town Centre Environments	N/A	Expansion / creation of Shared Space and Dementia Friendly areas	ESC monitoring
Policy SCLP4.11: Retail and Commercial Leisure in Martlesham	N/A	Number and amount of retail and commercial leisure uses. Number of vacant units. Number and amount of employment uses (B1, B2 and B8).	ESC monitoring of planning applications and site surveys
Policy SCLP4.12: District, Local Centres and Local Shops	N/A	Number and amount of retail and commercial leisure uses. Number of vacant units.	ESC monitoring of planning applications and site surveys
Housing:			
Policy SCLP5.1: Housing Development in Large Villages	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.2: Housing Development in Small Villages	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.3: Housing Development in the Countryside	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.4: Housing in Clusters in the Countryside	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.6: Rural Workers Dwellings	Completion of at least 542 dwellings per annum.	Number of new homes completed.	ESC monitoring of planning applications
Policy SCLP5.7: Infill and Garden Development	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP5.8: Housing Mix	50% of dwellings on developments of 10 or more dwellings to be built to accessible and adaptable dwellings standards (Part M4(2) of Building Regulations)	Type and mix of completed dwellings.	ESC monitoring of planning applications
Policy SCLP5.9: Self Build and Custom Build Housing	All plots for self / custom build provided as part of new development to be taken up as	Number of plots approved for self or custom build. Number of entries on self build / custom build register.	ESC monitoring of planning applications ESC Self build register

Policy	Targets	Indicators	Source
	self / custom build plots		
Policy SCLP5.10: Affordable Housing on Residential Developments	1 in 3 dwellings on residential development with a capacity for more than 10 units and which have combined floorspace of 1,000sqm to be affordable.	Number/percentage of affordable dwellings provided on sites of 10 units or more and which have combined floorspace of 1,000sqm. Number of new affordable homes completed.	ESC monitoring of planning applications
Policy SCLP5.11: Affordable Housing on Exception Sites	N/A	Number of new affordable homes completed.	ESC monitoring of planning applications
Policy SCLP5.12: Houses in Multiple Occupation	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP5.13: Residential Annexes	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP5.14: Extensions to Residential Curtilages	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP5.15: Residential Moorings, Jetties and Slipways	N/A	Number of new houseboats.	ESC monitoring of planning applications
Policy SCLP5.16: Residential Caravans and Mobile Homes	Completion of at least 542 dwellings per annum.	Number of residential caravans and mobile homes permitted.	ESC monitoring of planning applications
Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople	Provision of 15 permanent Gypsy and Traveller pitches over the plan period	Number of Gypsy and Traveller pitches permitted/completed.	ESC monitoring of planning applications
Tourism:			
Policy SCLP6.1: Tourism	N/A	New tourism development permitted Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.2: Tourism Destinations	N/A	New tourism development permitted Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.3: Tourism Development within AONB and Heritage Coast	N/A	New tourism development permitted Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.4: Tourism Development outside of the AONB	N/A	New tourism development permitted Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.5: New Tourist Accommodation	N/A	New self catering tourist accommodation permitted. Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.6: Existing Tourist Accommodation	N/A	Applications permitting the loss of tourist accommodation. Employee jobs by industry.	ESC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Transport:			

Policy	Targets	Indicators	Source
Policy SCLP7.1: Sustainable Transport	N/A	Traffic counts (motor vehicles and cyclists). Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	Department for Transport traffic counts ESC monitoring of planning applications
Policy SCLP7.2: Parking Proposals and Standards	Appropriate parking provided across the District	Number of applications permitted which are contrary to the SCC Parking Standards	ESC monitoring of planning applications
Community Facilities and Assets:			
Policy SCLP8.1: Community Facilities and Assets	N/A	Applications permitting new / loss of community services and facilities. Proportion of population with access to key services and facilities.	ESC monitoring of planning applications [not implementation] Geographical Information System Analysis
Policy SCLP8.2: Open space	N/A	Applications permitting the loss of open space. Proportion of population with access to different types of open space.	ESC monitoring of planning applications [not implementation] Geographical Information System Analysis
Policy SCLP8.3: Allotments	N/A	Applications permitting new / loss of allotments.	ESC monitoring of planning applications [not implementation]
Policy SCLP8.4: Digital Infrastructure	Improvements to digital infrastructure services across the District	Applications for provision of digital infrastructure technology across the District. Proportion of population with poor digital infrastructure services.	Service providers Better Broadband Suffolk ESC monitoring of planning applications
Climate Change:			
Policy SCLP9.1: Low Carbon and Renewable energy	N/A	Number of renewable energy schemes permitted.	ESC monitoring of planning applications [not implementation]
Policy SCLP9.2: Sustainable Construction	N/A	Number and proportion of residential developments of more than 10 dwellings achieving a reduction of 20% in CO2 emissions below the Target Emission Rate. New non-residential development of 1,000m2 or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent.	ESC monitoring of planning applications Submission of BREEAM design stage and post-construction certificates
Policy SCLP9.3: Coastal Change Management Area	N/A	Number and type of permissions granted within the Coastal Change Management Area. Number of properties at risk from erosion.	ESC monitoring of planning applications ESC Coastal Management Team
Policy SCLP9.4: Coastal Change Rollback or Relocation	N/A	Number of replacement dwellings permitted.	ESC monitoring of planning applications
Policy SCLP9.5: Flood Risk	N/A	Number of properties at risk from flooding. Applications permitted in flood zones.	ESC monitoring ESC monitoring of planning applications

Policy	Targets	Indicators	Source
Policy SCLP9.6: Sustainable Drainage Systems	N/A	N/A	N/A
Policy SCLP9.7: Holistic Water Management	N/A	N/A	N/A
Natural Environment:			
Policy SCLP10.1: Biodiversity and Geodiversity	N/A	Condition of Sites of Special Scientific Interest. Hectares of designations e.g. Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Natural England Natural England / Suffolk Biodiversity Information Service
Policy SCLP10.2: Visitor Management of European Sites	N/A	Number of new carpark spaces within 1km of European sites.	ESC monitoring of planning applications
Policy SCLP10.3: Environmental Quality	N/A	Number of locations at or above any of the national Air Quality Objectives for England. Number of nitrogen dioxide (NO_2) monitoring sites within 10% of the annual mean Air Quality Objective (sites above 36µg/m^3)	ESC Local Air Quality Management Assessments (Environmental Protection)
Policy SCLP10.4: Landscape Character	N/A	Hectares of designations e.g. Area of Outstanding Natural Beauty.	Natural England
Policy SCLP10.5: Settlement Coalescence	N/A	Number of applications permitted within gaps.	ESC monitoring of planning applications
Built and Historic Environment:			
Policy SCLP11.1: Design Quality	N/A	Number of major residential developments obtaining 'green' scores under Building for Life.	ESC monitoring of planning applications
Policy SCLP11.2: Residential Amenity	N/A	Number of applications permitted of high residential amenity standards.	ESC monitoring of planning applications
Policy SCLP11.3: Historic Environment	N/A	Number of Listed Buildings and other Heritage Assets on the 'at risk' register.	Suffolk Register of Buildings at Risk
Policy SCLP11.4: Listed Buildings	N/A	Number of Listed Buildings in the District Number of Listed Buildings on the "at risk" register	Historic England Suffolk Register of Buildings at Risk
Policy SCLP11.5: Conservation Areas	N/A	Number of Conservation Areas at risk.	Historic England
Policy SCLP11.6: Non Designated Heritage Assets	N/A	Loss of non-designated heritage assets.	ESC monitoring of planning applications
Policy SCLP11.7: Archaeology	N/A	Number of Scheduled Monuments at risk.	Historic England
Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest	N/A	Number of Registered Parks and Gardens.	Historic England
Policy SCLP11.9: Newbourne- Former Land Settlement Association Holdings	N/A	Number of applications permitted within Newbourne.	ESC monitoring of planning applications
Area Specific Strategies:			

Policy	Targets	Indicators	Source
Policy SCLP12.1: Neighbourhood Plans	N/A	Number of 'made' Neighbourhood Plans Housing allocations in Neighbourhood Plans to meet minimum indicative requirements.	ESC monitoring of planning applications
Policy SCLP12.2: Strategy for Felixstowe	Employment opportunities maintained and developed in the town Services and facilities maintained and enhanced Successful Town Centre Residential development brought forward within Settlement Boundary	Amount of employment land in Felixstowe Number of community facilities in Felixstowe Number of A1 units and number of vacant units in Town Centre	ESC monitoring of planning applications Authority Monitoring Report
Policy SCLP12.3: North Felixstowe Garden Neighbourhood	Delivery of up to 2,000 dwellings Delivery of new leisure centre	Number of new dwellings completed at North Felixstowe Garden Neighbourhood. Completion of new leisure centre.	ESC monitoring of planning applications
Policy SCLP12.4: Land north of Conway Close and Swallow Close, Felixstowe	Completion of 150 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.5: Brackenbury Sports Centre	Delivery of 80 dwellings Delivery of new leisure centre at North Felixstowe Garden Suburb	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.6: Land at Sea Road, Felixstowe	Completion of 40 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.7: Port of Felixstowe	N/A – employment uses existing on site	Ha of new employment development at Port of Felixstowe.	ESC monitoring of planning applications
Policy SCLP12.8: Land at Bridge Road, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Bridge Road.	ESC monitoring of planning applications
Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Carr Road / Langer Road.	ESC monitoring of planning applications
Policy SCLP12.10: Land at Haven Exchange, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Haven Exchange.	ESC monitoring of planning applications
Policy SCLP12.11: Felixstowe Ferry and Golf Course	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.13: Cobbolds Point to Spa Pavilion	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.14: Spa Pavilion to Manor End	N/A	ESC monitoring of planning applications	ESC monitoring of planning applications
Policy SCLP12.15: Manor End to Landguard	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.16: Felixstowe Leisure Centre	N/A	Redevelopment of site in accordance with Policy	ESC monitoring of planning applications

Policy	Targets	Indicators	Source
Policy SCLP12.17: Tourism Accommodation	N/A	Number of applications relating to tourism accommodation in Felixstowe	ESC monitoring of planning applications
Policy SCLP12.18: Strategy for Communities surrounding Ipswich	Employment opportunities maintained and enhanced in the area Services and facilities maintained and enhanced Strategic open space is delivered	Amount of employment land in the District Number of community facilities in the District Delivery of open space	ESC monitoring of planning applications Authority Monitoring Report
Policy SCLP12.19: Brightwell Lakes	Delivery of masterplan Delivery of 2,000 homes Delivery of employment land Delivery of community facilities Delivery of education provision Delivery of health care provision Delivery of open space and Country Park requirements	Number of dwellings completed Amount of employment land delivered Delivery of services and facilities Ha of open space at Country Park.	ESC monitoring of planning applications Authority Monitoring Report
Policy SCLP12.20: Land at Felixstowe Road	Delivery of 22ha of employment land	Ha of employment land completed at Land at Felixstowe Road.	ESC monitoring of planning applications
Policy SCLP12.21: Ransomes, Nacton Heath	Delivery of 30ha of employment land	Ha of employment land completed at Ransomes, Nacton Heath.	ESC monitoring of planning applications
Policy SCLP12.22: Recreation and Open Space in Rushmere	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.23: Land Off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	Delivery of country park	Ha of open space at Country Park (in the plan area).	ESC monitoring of planning applications
Policy SCLP12.24: Land at Humber Doucy Lane	Completion of 150 dwellings over plan period	Number of dwellings completed	ESC monitoring of planning applications
Policy SCLP12.25: Suffolk Police Headquarters, Portal Avenue, Martlesham	Completion of 300 dwellings over plan period	Number of dwellings completed	ESC monitoring of planning applications
Policy SCLP12.26: Strategy for Aldeburgh	Services and facilities maintained and enhanced Residential development targeted at local needs Role as a tourist/destination town is maintained Sensitive environment is protected	Delivery of services and facilities Number of dwellings completed Tourism spend and inward investment Number of applications permitted on site with environmental interest	ESC monitoring of planning applications Authority Monitoring Report
Policy SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	Completion of 10 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.28: Strategy for Saxmundham	Employment opportunities maintained and developed in the town Services and facilities maintained and enhanced	Amount of employment land in Saxmundham Number of community facilities in Saxmundham	ESC monitoring of planning applications Authority Monitoring Report

Policy	Targets	Indicators	Source
	Successful Town Centre Residential development brought forward within Settlement Boundary	Number of A1 units and number of vacant units in Town Centre	Saxmundham Neighbourhood Plan
Policy SCLP12.29: South Saxmundham Garden Neighbourhood	Delivery of 800 dwellings Delivery of school	Number of new dwellings completed at South Saxmundham Garden Neighbourhood.	ESC monitoring of planning applications ESC monitoring of planning applications
Policy SCLP12.30: Land north-east of Street Farm, Saxmundham	Completion of 40 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.31: Strategy for Woodbridge	Successful Town Centre Improved Air Quality Improved Traffic Management Enhances links between the Town Centre and the Riverside	Number of A1 units and number of vacant units in Town Centre Air quality improved Improved traffic management and car parking Town Centre enhancements	ESC monitoring of planning applications Air Quality Management Area Monitoring
Policy SCLP12.32: Former Council Offices, Melton Hill	Completion of 100 dwellings over plan period	Number of dwellings completed	ESC monitoring of planning applications
Policy SCLP12:33: Land at Woodbridge Town Football Club	Completion of 120 dwellings over plan period	Number of dwellings completed	ESC monitoring of planning applications
Policy SCLP12.34: Strategy for the Rural Areas	Employment opportunities maintained and developed in rural areas Improvements to digital infrastructure Residential development brought forward within Settlement Boundaries Protection of the natural, historic and built environments	Amount of rural employment land permitted Number of communities with poor digital infrastructure Number of dwellings completed in rural settlements Number of applications which have an impact on the natural, historic and built environment	ESC monitoring of planning applications Better Broadband Suffolk
Policy SCLP12.35: Former airfield Debach	N/A – employment uses existing on site	Ha of new employment development at Former Airfield, Debach.	ESC monitoring of planning applications
Policy SCLP12.36: Carlton Park, Main Road, Kelsale cum Carlton	N/A – employment uses existing on site	Ha of new employment development at Carlton Park.	ESC monitoring of planning applications
Policy SCLP12.37: Levington Park, Levington	Delivery of 3.29ha of employment land	Ha of new employment development at Levington Park.	ESC monitoring of planning applications
Policy SCLP12.38: Land at Silverlace Green (former airfield) Parham	Delivery of 2.24ha of employment land	Ha of employment land completed at Silverstone Green.	ESC monitoring of planning applications
Policy SCLP12.39: Former airfield Parham	Delivery of 5.72ha of employment land	Ha of employment land completed at Former Airfield, Parham.	ESC monitoring of planning applications
Policy SCLP12.40: Bentwaters Park, Rendlesham	N/A – employment uses existing on site	Ha of new employment development at Bentwaters Park, Rendlesham.	ESC monitoring of planning applications
Policy SCLP12.41: Riverside Industrial Estate, Border Cot Lane, Wickham Market	N/A – employment uses existing on site	Ha of new employment development at Riverside Industrial Estates.	ESC monitoring of planning applications
Policy SCLP12.42: Land to the East of Aldeburgh Road, Aldringham	Completion of 40 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications

Policy	Targets	Indicators	Source
Policy SCLP12.43: Land south of Forge Close between Main Road and Ayden, Benhall	Completion of 50 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.44: Land to the South East of Levington Lane, Bucklesham	Completion of 30 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.45: Land to the south of Station Road, Campsea Ashe	Completion of 12 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.46: Land behind St Peters Close, Charsfield	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.47: Land South of Darsham Station	Completion of 120 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.48: Land north of The Street, Darsham	Completion of 25 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.49: Land off Laxfield Road, Dennington	Completion of 35 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.50: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	Completion of 45 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy 12.52: Land to the west of Chapel Road, Grundisburgh	Completion of 70 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.52: Land south of Ambleside, Main Road, Kelsale cum Carlton	Completion of 30 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.53: Land north of the Street, Kettleburgh	Completion of 16 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.54: Land to the rear of 31-37 Bucklesham Road, Kirton	Completion of 12 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.55: Land at School Road, Knodishall	Completion of 16 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.56 Land at Bridge Road, Levington	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.57: Land north of Mill Close, Orford	Completion of 10 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.58: Land adjacent to Swiss Farm, Otley	Completion of 60 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.59: Land adjacent to Farthings, Sibton Road, Peasenhall	Completion of 14 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.60: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	Completion of 120 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.61: Land west of Garden Square Rendlesham	Completion of 50 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications

Policy	Targets	Indicators	Source
Policy SCLP12.62: Land east of Redwald Road, Rendlesham	Completion of 50 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham	Completion of 30 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.64: Land off Howlett Way, Trimley St Martin	Completion of 360 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	Completion of 150 dwellings over plan period Development of new primary school	Number of dwellings completed. Completion of primary school.	ESC monitoring of planning applications
Policy SCLP12.66: Land off Keightley Way, Tuddenham	Completion of 25 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.67: South of Lower Road, Westerfield	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.68: Land west of the B1125, Westleton	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.69: Land at Cherry Lee, Westleton	Completion of 15 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.70: Mow Hill, Witnesham	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications
Policy SCLP12.71: Land at Street Farm, Witnesham (Bridge)	Completion of 20 dwellings over plan period	Number of dwellings completed.	ESC monitoring of planning applications

Appendix D – Housing Land Trajectory

The trajectory below shows those allocations which are identified in the Local Plan, including those which are carried forward from the Site Allocations and Area Specific Policies DPD (January 2017) and the Felixstowe Peninsula Area Action Plan DPD (January 2017).

The chart overleaf plots the trajectory across the Local Plan period of 2018 – 2036, showing anticipated contributions from all sources. Allocations in the chart includes all allocations which are not subject to planning permission and do not have a resolution to grant subject to Section 106 agreement.

Policy reference	Outstanding number of dwellings[78]	No units estimated for completion per year																	
		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
SCLP12.3 North Felixstowe Garden Neighbourhood	2,000[79]			30	50	50	160	160	160	160	160	160	160	160	150	150	150	140	
SCLP12.5 Brackenbury Sports Centre	80							20	30	30									
SCLP12.6 Land at Sea Road Felixstowe[80]	59		10	20	20	9													
SCLP12.4 Land north of Conway Close and Swallow Close, Felixstowe	150					50	50	50											
SCLP12.24 Land north of Humber Doucy Lane	150																50	50	50
SCLP12.25 Suffolk Police Headquarters	300							50	100	100	50								
SCLP12.27 Land to the rear of Rose Hill, Aldeburgh	10			10															
SCLP12.29 South Saxmundham Garden Neighbourhood	800						50	100	100	150	150	150	100						

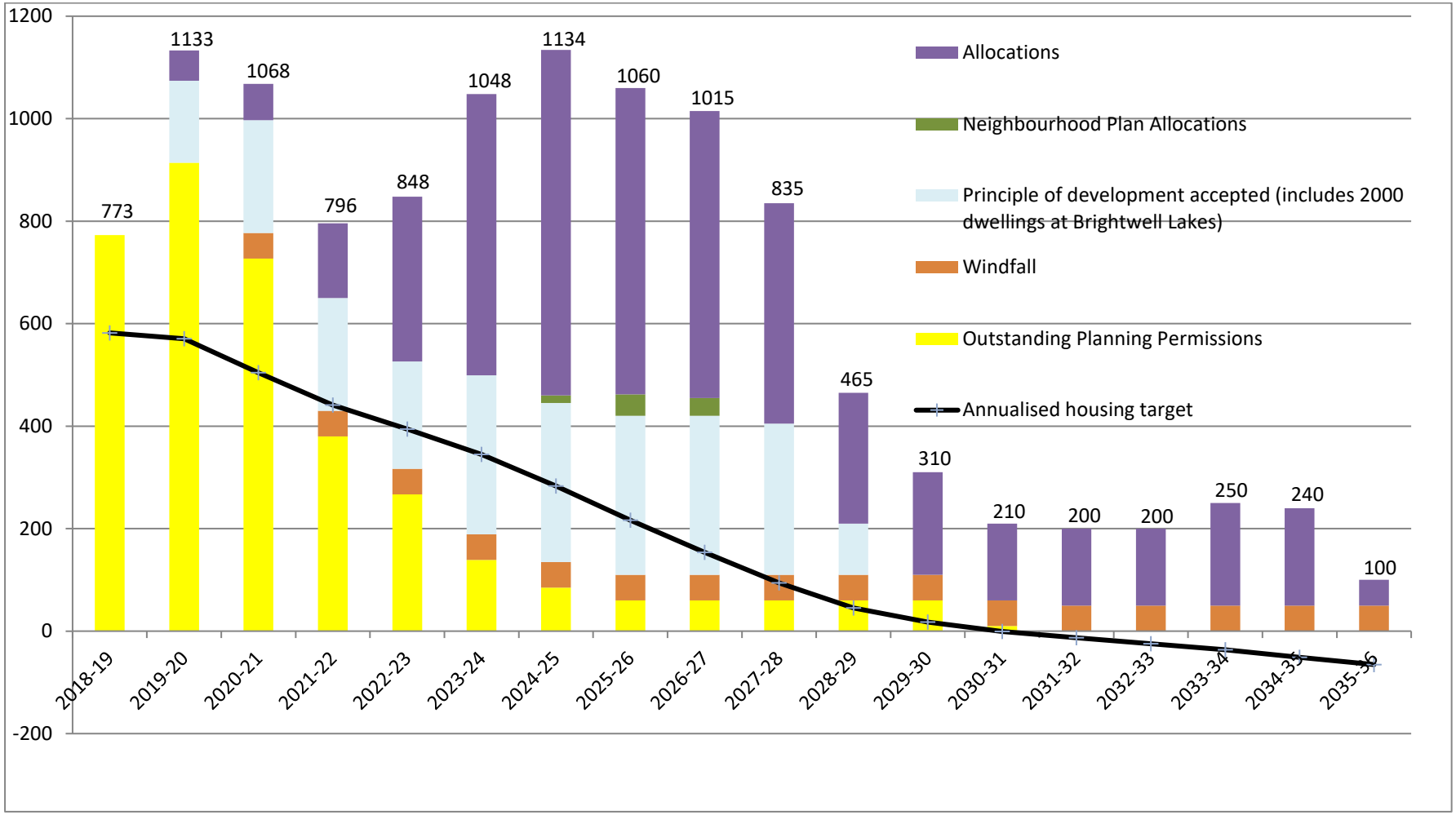
[78] Dwellings for existing allocations carried over are as per the Council's Housing Land Supply Assessment 2018.

[79] Includes trajectory for land at Candlet Road granted outline permission under DC/15/1128/OUT, although this element is plotted under 'outstanding planning permissions' in the chart.

[80] Reflects DC/17/3967/FUL in Housing Land Supply Assessment 2018.

SCLP12.30 Land north east of Street Farm, Saxmundham	65		19	36	4														
SCLP12.32 Former Council Offices, Melton	100			15	30	30	25												
SCLP12.33 Land at Woodbridge Town Football Club	120								40	40	40								
SCLP12.42 Land to the east of Aldeburgh Road, Aldringham	40			10	15	15													
SCLP12.43 Land south of Forge Close, Benhall	50					10	20	20											
SCLP12.44 Land to the south east of Levington Lane, Bucklesham	30				10	10	10												
SCLP12.45 Land to the south of Station Road, Campsea Ashe	12					6	6												
SCLP12.46 Land behind 15 St Peters Close, Charsfield	20				10	10													
SCLP12.47 Land to the south of Darsham Station	120					20	40	40	20										
SCLP12.48 Land north of the Street, Darsham	25				10	15													
SCLP12.49 Land off Laxfield Road, Dennington	35					10	15	10											
SCLP12.50 Land to the south of Eyke CoE Primary School and East of The Street, Eyke	65					15	20	20	10										
SCLP12.51 Land West of Chapel Road, Grundisburgh	70					20	30	20											
SCLP12.52 Land south of Ambleside, Kelsale cum Carlton	30		30																
SCLP12.53 Land north of The Street, Kettleburgh	16				6	10													
SCLP12.54 Land to the rear of Bucklesham Road, Kirton	12				6	6													
SCLP12.55 Land at School Road, Knodishall	16						8	8											
SCLP12.56 Land at Bridge Road, Levington	20						10	10											
SCLP12.57 Land north of Mill Close, Orford	10		10																
SCLP12.58 Land adjacent to Swiss Farm Cottage, Otley	60								20	20	20								

SCLP12.59 Land adjacent to Farthings, Sibton Road, Peasenhall	14							6	8										
SCLP12.60 Land between High Street and Chapel Lane, Pettistree (adj Wickham Market)	150						30	50	40	30									
SCLP12.61 Land west of Garden Square, Rendlesham	50						5	10	10	10	10	5							
SCLP12.62 Land east of Redwald Road, Rendlesham	50						25	25											
SCLP12.63 Land opposite the Sorrel Horse, Shottisham	10								10										
SCLP12.64 Land off Howlett Way, Trimley St Martin	360				50	50	50	50	50	50	60								
SCLP12.65 Land adjacent to Reeve Lodge, High Road, Trimley St Martin	150						20	50	50	30									
SCLP12.66 Land off Keightley Way, Tuddenham	25						10	15											
SCLP12.67 Land south of Lower Road, Westerfield	20					20													
SCLP12.68 Land west of the B1125, Westleton	20					10	10												
SCLP12.69 Land at Cherry Lee, Darsham Road, Westleton	15							5	10										
SCLP12.70 Land at Mow Hill, Witnesham	30				10	10													
SCLP12.71 Land at Street Farm, Witnesham	20				5	5	5	5											


1200
1000
800
600
400
200
0
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1133
1068
1048
1134
1060
1015
773
796
848
835
465
310
210
200
200
250
240
100
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
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2031-32
2032-33
2033-34
2034-35
2035-36
Allocations
Neighbourhood Plan Allocations
Principle of development accepted (includes 2000 dwellings at Brightwell Lakes)
Windfall
Outstanding Planning Permissions
Annualised housing target

Appendix E – Key Elements of the Marketing Guidance Best Practice document

A number of policies in the Local Plan require evidence of marketing prior to allowing the redevelopment or change of use of a building of land. In August 2016, the Council published the "Commercial Property Marketing Best Practice Guide". The best practice guide focuses on what the Council will expect in support of planning applications for the change of use of commercial premises and sites. The details of this guide are translated into the Local Plan.

Length of Marketing

Prior to applying to change the use of a building protected under relevant policies in the Local Plan the property should be marketed for a period of at least 12 months. Given the importance of tourism to the local economy and the importance of community facilities a 12 month period is also considered appropriate for these uses as well.

Marketing Strategy

Before marketing begins a strategy should be prepared which sets out how the property will be marketed. This should be agreed with the Council prior to the start of marketing. This agreement will ensure the strategy is clear, meets expectations and will avoid the need to repeat the marketing exercise should the Council deem the marketing not to be appropriate.

The marketing strategy should contain the following detail:

- Background: why the property is being marketed.
- Location: include information on the location of the property, proximity to settlements, links to transport networks and site characteristics.
- Description: should include details on floorspace, property layout, car parking facilities and access arrangements.
- Planning: a summary of the existing planning use, history and restrictions.
- Marketing recommendations and approach to advertisement to cover:
    - Basis of instruction to agent(s).
    - Method of disposal such as private treaty or informal/formal bids.
    - Advertisements through sale boards, internet, industry publications, mailing lists etc.

Expenditure on marketing should be proportionate to the anticipated return from the property. As a guide the budget should be 3% of the anticipated return from the property. The guide price for the property should be commensurate with the current market price for similar premises, derived from an expert RICS

registered valuer of accredited member of RICS. The terms of rent should be flexible and take into account prevailing market conditions. Length of leases should not be unduly restrictive.

The marketing strategy will need to include a marketing matrix which is similar to the template below:

Marketing Initiative	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marketing Board	£xxx												
Marketing Particulars	£xxx												
Local Newspaper	£xxx												

The extent of marketing initiatives will vary based on the type and premises being advertised. However, as a minimum the following should be employed for all premises:

- Marketing Board – simple board advertising the property for its current use. For larger commercial units and tourist accommodation, larger boards giving details of properties including the guide price should be considered. All boards should be placed so they can be seen from the main road and access points.
- Marketing particulars should include the following:
    - Internal and external photographs,
    - Location,
    - Description of property,
    - Terms of lease,
    - Guide Price/Rent,
    - Current Planning status,
    - Services and utilities,
    - Energy Performance Certificate,
    - Rateable value and business rates,
    - VAT status,
    - Legal and professional costs,
    - Viewing arrangements,
    - Contact information for the agent.

For larger properties which are more likely to have a regional or national audience, the particulars should be set out in a bespoke brochure including layouts of the building together with professional photos. The advertising material should be supported by:

- Advertisement in the press – advert should be placed and maintained in a local newspaper. For larger properties, specialist publications should be used.
- Press release to be given to local and regional press.
- Online advertisements to include publication on agent's website as well as national commercial property websites.

- Targeted mailing to be undertaken by the agent and mailing contacts or purchasing a database of contacts.

Marketing Report

If following the 12 months of marketing there has been no success in selling or letting the unit a report on the marketing should be prepared and submitted with a planning application for redevelopment or change of use.

The Marketing Report should contain the following:

- The original marketing strategy and evidence that it was delivered.
- The duration and dates of the marketing campaign.
- A full record of enquiries received throughout the course of the marketing campaign. The report should record the date of enquiry, details of the enquiry, if the property was inspected and details why the enquiry was unsuccessful. If any offers were rejected, the grounds on which the offers were rejected must be provided.
- If the record of enquiries indicates a lack of interest during the marketing campaign, the report should detail the measures undertaken to alter the strategy and to increase interest.

The Marketing Report should set out a clear and recommended marketing strategy to assist with the promotion and ultimate disposal of a commercial property. It is considered reasonable that a copy of the Marketing Report along with supporting evidence is submitted to ensure that an appropriate strategy has been recommended when considering the type of property in question and that the guide rent / price is in line with comparable market evidence. Having this information to hand should help in determining whether there is genuinely no extant demand to continue in its current planning use.

Appendix F – Criteria for Identification of Non Designated Heritage Assets

A non-designated heritage asset can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic.

The following criteria are for the use of the Council as local planning authority to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the national Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset.

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 16: Conserving and enhancing the historic environment and including paragraphs 197.

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'.

Archaeological interest

- Recorded in the Suffolk County Historic Environment Record

Architectural interest

- Aesthetic value
- Known architect
- Integrity
- Landmark status
- Group value

Artistic interest

- Aesthetic value
- Known designer

Historic interest

- Association
- Rarity

- Representativeness
- Social and communal value

What we mean by these criteria:

- Recorded in the Suffolk County Historic Environment Record: an above-ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Sub-surface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.
- Aesthetic value: the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
- Known architect/designer: the building or structure will be the work of an architect or designer of local, regional or national noteworthiness.
- Integrity: the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- Landmark status: the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- Group value: the buildings or structures will have a coherent design or historic functional relationship as a group.
- Association: the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
- Rarity: the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.
- Representativeness: the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
- Social and communal value: the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

In the former Suffolk Coastal area the following locally significant uses may provide typologies of buildings and structures that can be identified as non-designated heritage assets:

Agricultural; commemorative; commercial; culture, entertainment and leisure; resort tourism; domestic; educational; health and welfare; industrial; military; aviation; forestry; water management; landed Estates; fishing; brewing; law and local government; park and garden structures; ecclesiastical; transport; maritime and coastal defence; utilities, energy and communications; civil defences; street furniture and historic surfaces.

Supporting Statement

It is the aim of East Suffolk Council to protect and enhance the Plan area's heritage assets through the identification of those of local significance; and through ensuring that development is managed in a way that sustains or enhances their significance and setting. The effect of a planning application on the significance of a non-designated heritage asset should be taken into account in determining any application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Appendix G – Viability Requirements

A number of policies in the Local Plan have a test of financial viability requirement. Where an assessment of viability is provided with an application it should be completed in accordance with the guidance in this appendix and guidance included in the National Planning Practice Guidance.

Confidentiality

Historically viability assessments submitted with planning applications have been treated as confidential as they were considered commercially sensitive. However, given that these assessments are used often to demonstrate that something, such as affordable housing provision, which is in the public interest, should be reduced it is important that these assessments are open and transparent. It is important that the public and other stakeholders have an opportunity to comment and challenge the findings in the same way they may wish to challenge the findings of other technical studies which support a planning application.

In most cases viability assessments should be based on publicly available information which is reflective of industry norms rather than the unique circumstances of developers (as planning permission runs with the land not the developer).

Given the above, viability assessments submitted with planning applications will not be kept confidential and will be published on the planning application file with the other studies, plans and information contained within the planning application. In exceptional circumstances where the publication of information would harm the competitiveness of a business due to the necessity to include commercial information unique to that business, the Council will consider keeping some or all of the viability assessment confidential. The applicant in these scenarios should provide full justification as to why the harm caused by publishing the information outweighs the public interest in publishing the information.

Independent Review

If there are disagreements between the Council and the applicant on the findings of the viability assessment, or criticisms of the assessment have been raised by stakeholders or the public, the Council will invite the developer to pay a fee to have the assessment independently reviewed. The independent review will assess and scrutinise the assumptions and assessment and give a view on whether the assessment is robust. If the assessment is not considered robust, the independent review will include a revised viability assessment in accordance with this guidance.

Overall Approach

Viability assessments should be in the form of residual land value appraisals. Where the residual land value, obtained from discounting costs and developer profit from the development value is compared to a threshold land value to determine whether a scheme is viable.

Gross Development Value		Development Costs		Developers Profit		
This figure is calculated from the total sale values of the completed units or capitalised rents from commercial units.	-	This figure is the sum of costs. This will include build costs, S106/CIL payments, professional fees, taxes, interest and any abnormal costs.	-	This is the profit the developer needs to make, either against development costs or development value.	=	**Residual Land Value**

Residual Land Value	>	Threshold Land Value	=	Viable

Viability assessments should clearly set out all of the assumptions and the evidence behind the assumptions that go into the appraisal. The assessments should be clearly and transparently presented including the calculation of residual land value and any cash-flow analysis. There must be no hidden calculations or assumptions in any model or appraisal.

Development appraisals should include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures should also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values.

Details of the assumed development programme and the timing of cost and income inputs should be provided.

Ideally the appraisal will include a spreadsheet version of the model which can be opened and interrogated in Microsoft Excel and similar spreadsheet software applications. Homes England publishes the Development Appraisal Tool[81] which is an open sourced spreadsheet which anyone can use. The use of this tool is therefore strongly recommended.

[81] Homes England – Development Appraisal Tool: https://www.gov.uk/government/publications/development-appraisal-tool

Guidance on Assumptions to be Used

Threshold Land Value

This assumption is a critical assumption as it sets the benchmark for what the residual land value is tested against to determine whether a development is viable. The National Planning Policy Framework states that viability should consider "competitive returns to a willing landowner". The threshold land value therefore needs to meet this test. The National Planning Practice Guidance states that a competitive return for the landowner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy. The guidance also states the land value should reflect policy requirements and the community infrastructure levy and be based on comparable, market-based evidence wherever possible. It also states that where transacted bids are significantly above the market norm, they should not be used as part of this exercise.

Given the above the price paid for the land will not be a relevant consideration in terms of assessing what the threshold land value should be.

Market comparables for land transactions for similar developments can be used to help determine threshold land value. However, these can only be considered comparable if the final development achieved was policy compliant and was subject to the same level of community infrastructure levy or section 106 contributions. Comparables should also be of similar densities and land types. Therefore, where viability assessments rely on market comparables to establish land value they must include information on the final planning permission and development.

The main approach of assessing what the threshold land value is to consider what the existing use value of the land is. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances. Planning appeals across the country have determined that this is an acceptable approach. Premiums above existing use value are usually 10-20% for brownfield land and 10 to 20 times value for agricultural land. For some sites where a number of uses may be permissible by planning, the alternative use value of the site may also be a consideration. In all cases, the threshold land value should be no higher than that modelled in the Whole Plan Viability Assessment, however, it could be lower.

For schemes which involve enabling development the threshold land value may be the value at which the planning gain can be achieved. For example, if a sports field is to be developed to provide a new sports field elsewhere, the threshold land value will need to cover the cost of providing the new sports field.

For affordable housing in the countryside, permitted under Policy SCLP5.11, the threshold land value should be respective of typical plot values for affordable housing and should be significantly less than

threshold land values for normal mixed tenure schemes on allocated sites and within Settlement Boundaries. The threshold land value will still have to be excess of agricultural value.

Development Value

This should be based on comparable evidence of transactions of new build properties. Values should always be calculated on a per sqm basis. For residential, the Land Registry publishes data on the price paid for new homes and this should be the starting point. If sufficient transactional data is not available, asking prices for new build could be considered and values for second-hand homes, provided they are adjusted to take into account that asking prices may not be achieved and that second-hand homes may not command the value premium which new-builds have.

Affordable housing values should be based on discussions with registered providers or average agreed offer prices.

For commercial developments, consideration should be given to rents and yields being achieved in the local markets.

Build Costs

Build costs should be based on publically available information such as the RICS Build Cost Information Service (BCIS) to ensure transparency and benchmarking. Costs used should normally be median averages for the type of development being proposed. Divergence from the median value should always be justified.

BCIS costs do not include external structural and local site works and are based on Gross Internal Area (GIA). Preliminary costs are included in the BCIS build costs figures so should not be included as a separate cost. External works costs which includes, landscaping, garages, roads, sewers and drainage should be identified separately in the appraisal. Sometimes this is expressed as a percentage of build costs, normally in the range of 10-20%. Alternatively, the works can be itemised, but should be based on average costs. Sources of information could include quantity surveyors reports or other published material such as Price Books.

Abnormal Costs

Abnormal costs are those which are unique to the site in question. This could include contamination, archaeology, flood risk and ecological considerations. These should be itemised, be based on industry averages and evidenced in the report. They do not need to be based on tender prices which can be commercially sensitive. A quantity surveyor report may be helpful in justifying these costs or published material such as Price Books. The presence of abnormal costs would normally be expected to influence land value. The applicant should have had some awareness of abnormal costs prior to purchasing the site, therefore the presence of abnormal costs are assumed to have influenced the level of premium above the existing use value a land owner would expect. Thus, it should not be assumed that abnormal costs will be offset at the expense of compliance with the Local Plan.

Fees

Planning, Professional and marketing fees should be justified taking account of the complexity of the development and development values. Costs applied on a percentage basis should be realistic when considering the monetary value of the assumed cost.

Finance Costs

Viability assessment should normally include a cash flow analysis to calculate the level of finance costs to the development. The interest payments should be justified with respect to the latest rates being offered by banks. Where the scheme is in surplus, interest gained from capital in the bank should be credited against the scheme unless otherwise justified.

Planning Obligations and Community Infrastructure Levy

These should also be itemised in the assessment and be in accordance with the Local Plan and Community Infrastructure Levy Charging Schedule.

Contingency

It is normal to have a level of contingency on build costs. The level of contingency should reflect the risk and complexity of the scheme. A starting point is normally 5%, but non-complex greenfield developments could have a smaller contingency and higher complex brownfield developments might justify a higher contingency. In all cases the level of contingency should be justified.

Developer Profit

This should be a fixed input figure in a residual appraisal. It could be based as a proportion of either development costs or development value and in line with the National Planning Policy Framework represent a competitive return.

For residential development the starting point should be no higher than 20% on market dwellings and 6% on affordable dwellings. However, the appropriate level of profit should be scheme specific. Evidence should be provided by applicants to justify proposed rates of profit taking account of the individual characteristics of the scheme, the risks related to the scheme, and comparable schemes.

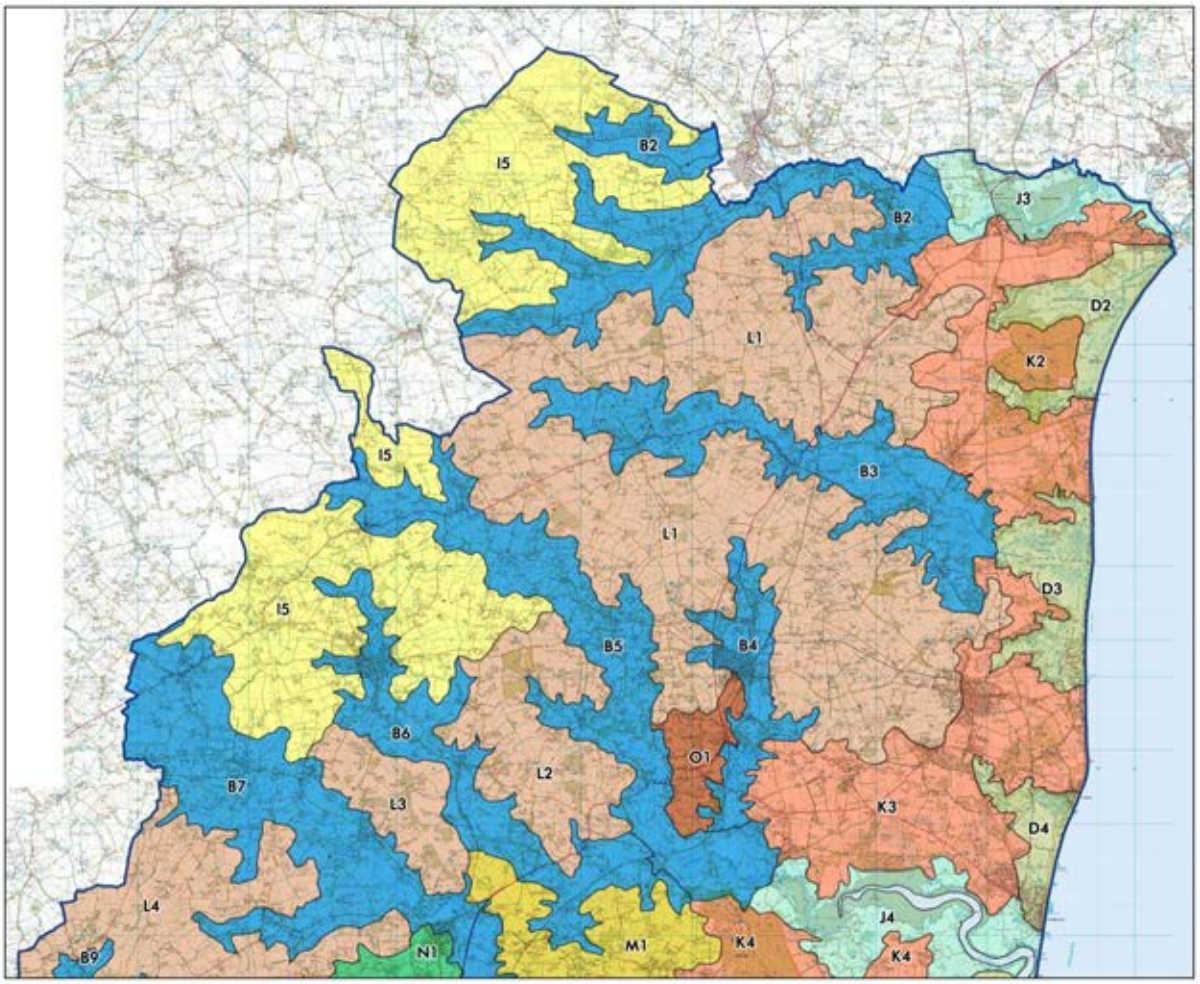
It should be made clear how the profit level has been adjusted taking into account other assumed inputs within an appraisal. For example, the adoption of cautious assumptions such as the inclusion of higher contingencies a may warrant a lower target profit.

Overage

If planning policy requirements are reduced in order to ensure a viable scheme, the applicant will be required to enter into a section 106 planning obligation that includes an overage clause. The clause will require a further viability assessment to be undertaken at an agreed point during the development, if sales

values or profit levels have increased, improving the viability of the development the surplus will be recouped by the Council up to the amount of contribution that was applicable at the time of the submission of the latest relevant application.

Appendix H – Landscape Character Area Maps



Suffolk Coastal Landscape Character Assessment

North Sheet
February 2018

0 1 2 3 km

N

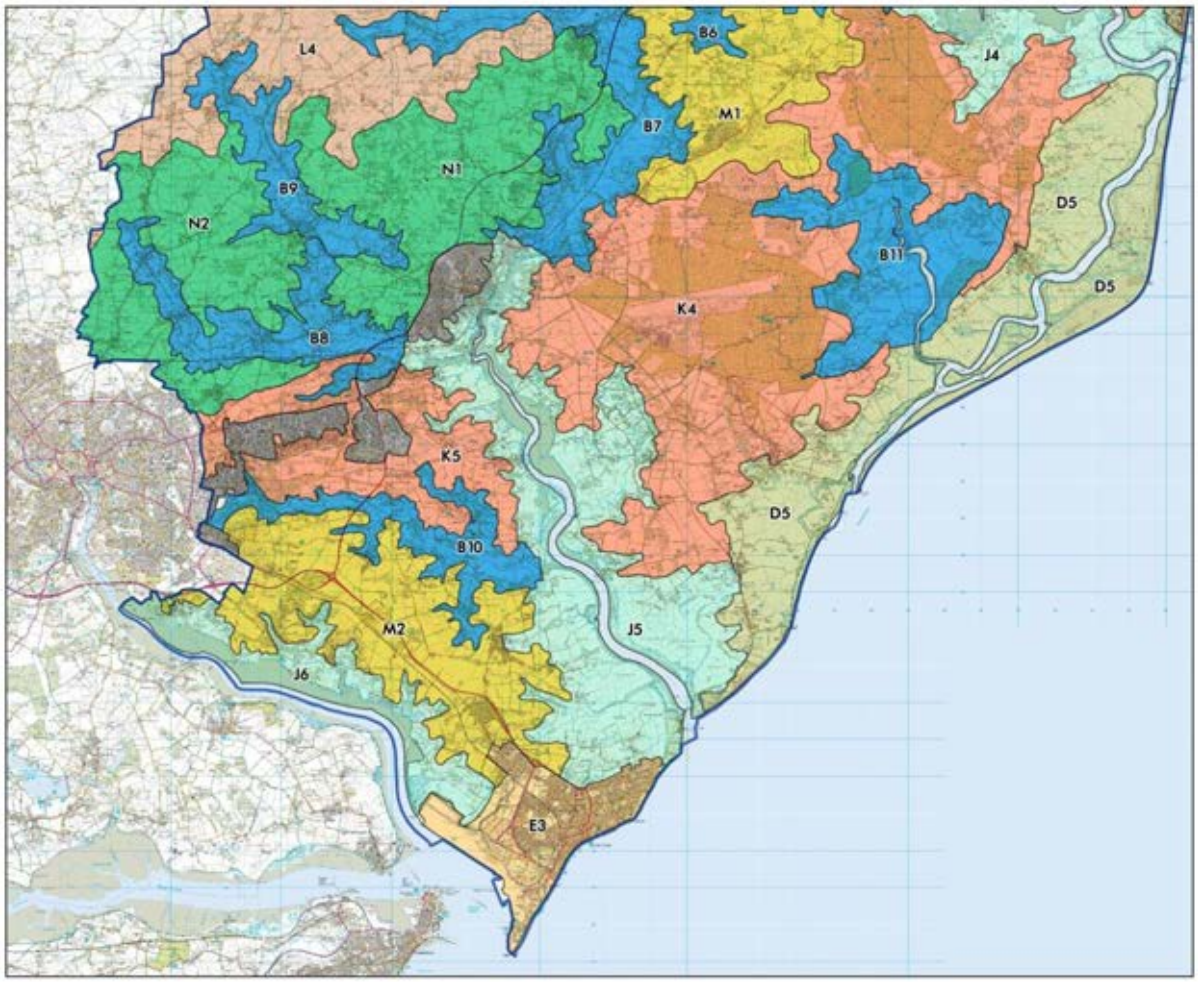
OS datasets contain Ordnance Survey data
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- Suffolk Coastal District
- Landscape Character Area

Landscape Character Type

- B. River Valleys
- D. Coastal Broads and Marshes
- F. Coastal Cliffs
- I. Plateau Claylands
- J. Estuaries
- K. Estate Sandlands
- L. Ancient Estate Claylands
- M. Plateau Estate Farmland
- N. Ancient Rolling Farmland
- O. Rolling Estate Sandlands

B2 Blyth Valley
B3 Yox Valley
B4 Fromus Valley
B5 Alde Valley
B6 Ore Valley
B7 Deben Valley
B9 Lark Valley
D2 Westwood and Dingle Marsh
D3 Minsmere and Sizewell Coast
D4 Thorpness to Aldeburgh
D5 Orfordness and Marshes
F2 Southwold Coast
I5 Linstead and Framingham Plateau
J3 Blyth Estuary
J4 Alde Estuary
K2 Dunwich and Westelton Sandlands
K3 Aldringham and Freston Sandlands
K4 Tunstall and Rendlesham Sandlands
L1 Hevingham and Knodishall Estate Claylands
L2 Glemham Estate Claylands
L3 Easton and Glevering Estate Claylands
L4 Otley Hall and Debach Estate Claylands
M1 Rendlesham and Tunstall Estate Farmland
N1 Boulge Park ad Bredfield Rolling Farmland
O1 Benhall Estate Sandlands



Suffolk Coastal Landscape Character Assessment

South Sheet
February 2018

0 1 2 3 km

N

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Suffolk Coastal District

Landscape Character Area

Landscape Character Type

- B. River Valleys
- D. Coastal Broads and Marshes
- E. Resorts
- J. Estuaries
- K. Estate Sandlands
- L. Ancient Estate Claylands
- M. Plateau Estate Farmland
- N. Ancient Rolling Farmland
- Urban

B5 Alde Valley
B6 Ore Valley
B7 Deben Valley
B8 Fynn Valley
B9 Lark Valley
B10 Mill River Valley
B11 Butley Valley
D4 Thorpness to Aldeburgh
D5 Orfordness and Marshes
E3 Felixstowe
J4 Alde Estuary
J5 Deben Estuary
J6 Orwell Estuary
K3 Aldringham and Freston Sandlands
K4 Tunstall and Rendlesham Sandlands
K5 Kesgrave Sandlands
L4 Otley Hall and Debach Estate Claylands
M1 Rendlesham and Tunstall Estate Farmland
M2 Trimley and Foxhall Estate Farmland
N1 Boulge Park ad Bredfield Rolling Farmland
N2 Culpho and Westerfield Rolling Farmland

Appendix I – Glossary and Acronyms

Glossary

Active Frontage
Ground floor building frontage that is in use, for example, as a restaurant or shop front.

Adoption
The final confirmation of a Development Plan or Local Development Document status by a Local Planning Authority (LPA).

Affordable Housing
Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The full definition of affordable housing is contained in the National Planning Policy Framework https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary

Affordable Rent
A tenancy offered at up to 80% of market rent levels within the local area.

Agglomeration
A mass or collection of things; an assemblage.

Air Quality Management Areas
Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Amenity Green Space
A green area that enhances the setting of buildings and softens the urban fabric.

Ancient Woodland
An area of woodland that has existed continuously since 1600.

Archaeological Interest
There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Area Action Plan (AAP)
A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).

Area of Outstanding Natural Beauty

An area designated at a national level because of its outstanding landscape quality. Development within these areas is tightly controlled.

Article 4 Direction

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Authority Monitoring Report

Local authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan are progressing.

Biodiversity Action Plans

Schemes that were introduced to protect the most endangered habitats and species. Information on Suffolk Biodiversity Action Plan species (known as priority species and habitats). www.suffolkbis.org.uk/biodiversity/speciesandhabitats

Biodiversity Networks

Linking of sites of biodiversity importance through biodiversity corridors or a series of individual sites.

Birds & Habitats Directives

European Directives to conserve natural habitats and wild fauna and flora.

BREEAM

'BRE Environmental Assessment Method' is a sustainability assessment method for new buildings and infrastructure, designed to help use natural resources more efficiently. www.breeam.com/

Bring site

Areas in car parks and on streets, at which local authorities or third parties, provide containers ("banks") for the public to deposit recyclable materials. http://www.wrap.org.uk/sites/files/wrap/Bring%20Site%20Draft%20Report%20v5%20JB%20amends_0.pdf

Brownfield Sites

Development site on previously developed land. Previously developed land is defined in the National Planning Policy Framework. https://www.gov.uk/government/publications/national-planning-policy-framework--2

Building for Life 12

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. It was developed by the Design Council. http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

Carbon Sequestration

A natural or artificial process by which carbon dioxide is removed from the atmosphere and held in solid or liquid form.

Coastal Change Management Area (CCMA)

An area defined where coastal change is likely to occur over the next 100 years (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Coastal Erosion Vulnerability Assessment

This assessment is applied to all proposals within the coastal change management area and 30 metres inland of the CCMA and areas where the intent of management is to hold the line to demonstrate that the proposals will not result in an increased risk to life or property. This will also need to be considered for proposals up to 60 metres inland of coastal defences where soft cliffs are present.

Community Facilities

Facilities and uses generally available to and used by the local community at large for the purposes of leisure, social interaction, health and well-being or learning. This will include, but not be confined to, community centres, public houses, sports venues, cultural buildings, places of worship, medical facilities, shops, post offices, libraries, schools and other training and educational facilities.

Community Infrastructure Levy (CIL)

This is a standard fee that is applied to new development to pay for infrastructure that supports new development within the District. See http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/ for more information.

Conservation Area

An area that is considered worthy of protection because of its architectural and historic interest.

Conservation Area Appraisal

A detailed study of the streets and buildings in a Conservation Area.

Core Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Council

East Suffolk Council (unless where referenced as the former Suffolk Coastal District Council)

Countryside

Where the term 'Countryside' with a capital 'C' is used within the document, this refers to all land outside of the Settlement Boundaries defined in Policy SCLP3.3.

Country Park

A designated area of publicly accessible countryside that is often included as part of a new development.

County Wildlife Site

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plan

The Development Plan for an area is a suite of Local Plan and Neighbourhood Plan documents for a local planning authority area, setting out the policies and proposals for the development and use of land and buildings. It includes Minerals and Waste Local Plan documents prepared by the County Council. It is the starting point for the determination of planning applications.

Development Plan Document (DPD)

A Local Development Document that has development plan status and is subject to community involvement and independent examination. It outlines the key development goals of a Local Plan or Neighbourhood Plan.

Digital Infrastructure

The entire spectrum of network, compute, and storage functions required for the successful delivery of applications and services in a mobile, digital economy.

Ecosystem Services

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European Site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Evidence Base

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Exception Site Policies

These are policies which allow a certain type of development to take place where development would not normally be allowed. These types of development would normally produce environmental or social

benefits that outweigh the issues caused by diverting from the normal planning policies. Exception sites have commonly been used for affordable housing in rural areas.

Extra Care Housing

Also called assisted living, this offers more support than sheltered housing, but still allows you to live independently. You live in a self-contained flat, with your own front door, but meals may be provided. Personal care and support services are generally available on-site 24 hours a day.

Functional Economic Area

A spatial area which functions on its own as an economic entity.

Garden Cities

Garden cities were a programme of new towns and suburbs progressed in the early 20th Century and are now gaining popularity once more for their sustainable approach to new development. Examples include Letchworth Garden City and Hampstead Garden Suburb. The Town and Country Planning Association identify the following principles for garden city development:

- Capturing land value for the benefit of the community
- Strong vision, political support and commitment
- Long term stewardship of assets
- The majority of homes should be affordable
- A robust range of employment opportunities in the settlement itself, with a variety of jobs within easy commuting distance of homes
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities.
- Development which enhances the natural environment.
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems
- A strategic approach to Garden Cities

More information is available at http://www.tcpa.org.uk/pages/garden-cities.html

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green Space

A natural or manmade space containing plants or grassland. This can include parks, woodlands, playing fields, areas of grassland and areas of biodiversity value.

Gypsies and Travellers

Gypsies are defined in national planning policy as 'persons of nomadic habit of life whatever their race or origin, including persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Gypsy and Traveller Pitch

A pitch is the term used to describe the area on a site developed for a family unit to live. On social rented sites, the area let to a tenant for stationing caravans and other vehicles. A site may comprise one or more pitches.

Habitats Regulation Assessment

The purpose of the Habitats Regulations Assessment (HRA) is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified.

Heritage Assets

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

Heritage Coast

An area of coastline protected and promoted by Natural England in association with local authorities for the enjoyment of the undeveloped coast whilst protecting its natural beauty, nationally important wildlife and landscape features and improving the quality of inshore waters and beaches.

Heritage Impact Assessment

An assessment of the impact upon the historic environment caused by a proposed development.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Market Area

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Impact Test

An assessment of the effects of an out of town retail (or other town centre use) development upon a town centre.

Inclusive Design

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Key Statistics Sources

District Wide:

- The former Suffolk Coastal area Population – 2016 ONS Population Estimates (via Suffolk Observatory)
- Homes in the former Suffolk Coastal area – 2018 ESC monitoring
- Businesses in the former Suffolk Coastal area – 2017 Inter Departmental Business Register (IDBR) (via Suffolk Observatory)
- Economically active people – 2017 Annual Population Survey (APS) (via Suffolk Observatory)
- Full time worker pay – 2017 Annual Survey of Hours and Earnings (ASHE) (via Suffolk Observatory)
- Level 4 qualifications and above – 2011 Census (via Suffolk Observatory)
- GCSE C in Maths and English – 2016/17 Suffolk County Council (via Suffolk Observatory)

Area Specific:

- Population – 2016 ONS Population Estimates (via Suffolk Observatory)
- House prices – 2017 Rightmove
- Listed Buildings – 2018 Historic England
- Economically active – 2011 Census (via Suffolk Observatory)
- Average travel distance – 2011 Census data
- Commuting patterns – 2011 Census (via DataShine)
- Housing Stock – 2018 ESC monitoring
- Average persons per household – 2011 Census (via Suffolk Observatory)
- Percentage of overcrowded households – 2011 Census (via Suffolk Observatory)
- Percentage of households with no car – 2011 Census (via Suffolk Observatory)
- Percentage of one person households – 2011 Census (via Suffolk Observatory)

Landscape Buffer

An area that separates two different land uses, for example, industrial and residential developments.

Legibility

The extent to which a development or built up area can be navigated by both residents and visitors.

Listed Building

A building that is recognised and statutorily protected for its historic and architectural value.
www.historicengland.org.uk/listing

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Housing Needs Assessment

An assessment which identifies the local housing needs, aspirations and demands within a defined area (usually a parish or small group of parishes).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area i.e. East Suffolk Council

Masterplan

A detailed plan which provides a template for the development of a site or area.

Material Consideration

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Micro & Small Businesses

These are generally businesses with fewer than 50 employees and a turnover of under £10 million.

Modal shift

The change in the mode of transport from car trips, in particular single occupancy car trips, to sustainable modes for example walking, cycling, car sharing and use of public transport.

National Planning Policy

Most national planning policy is contained within the National Planning Policy Framework. Some policy is also contained within ministerial statements. National planning policy is supported by the National Planning Practice Guidance which gives further detail on how national policy should be implemented and interpreted.

Nationally Significant Infrastructure Project

Major infrastructure developments that bypass normal local planning requirements due to their strategic importance and are dealt with at Government level. They are major infrastructure projects such as new harbours, roads, power generating stations (including offshore wind farms) and electricity transmission lines, which require a type of consent known as 'development consent'. Development consent, where granted, is made in the form of a Development Consent Order (DCO). For such a project, the Planning Inspectorate examines the application and will make a recommendation to the relevant Secretary of State, who will make the decision on whether to grant or to refuse development consent.

Natural Capital

This is considered as the sum of our ecosystems, species, freshwater, land, soils, minerals, our air and our seas. These are all elements of nature that either directly or indirectly bring value to people and the country at large. They do this in many ways but chiefly by providing us with food, clean air and water, wildlife, energy, wood, recreation and protection from hazards.

Neighbourhood Plans

Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Plans. The local parish or town council lead on neighbourhood planning in their areas. Where one does not exist then a community group known as a neighbourhood forum needs to be established to lead. Neighbourhood

Plans become part of the Development Plan for the area and the policies contained within them are then used in the determination of planning applications.

Nitrate Vulnerable Zones

Areas designated as being at risk from agricultural nitrate pollution.

Non-designated Heritage Assets

A heritage asset that has not been included on any national list.

Objectively Assessed Need

An assessment of the amount of new housing, jobs, employment land, retail floorspace and other uses that are likely to be needed within the plan area.

Open Space

A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, community growing spaces, cemeteries and churchyards and green corridors.

Optional Technical Standards

A set of housing standards relating to accessibility, internal space and water efficiency set by the Government which Council's can impose on development in their areas through the Local Plan. More information and details of the standards can be found here: http://planningguidance.communities.gov.uk/blog/guidance/housing-optional-technical-standards/

Outline Planning Permission

A permission granted at the early stage of a development to state that a proposal is acceptable in principle before any detailed design issues are considered.

Pedestrian Crossing Point

This could take a number of forms, including provision of dropped kerbs, provision of traffic island and provision of pelican crossing.

Permitted Development

Some development can take place without the need for planning permission. These types of development are set out in a piece of legislation called the General Permitted Development Order.

Planning Application Condition

A condition attached to a planning permission to help mitigate the adverse effects of development.

Police Facilities includes:

- Additional or enhanced police station (Safer Neighbourhood Team) floor space & facilities, including fit out & refurbishment;
- Custody Facilities;
- Mobile Police Stations;
- Communications including ICT;

- Automatic Number Plate Recognition Technology;
- Police Vehicles;
- Funding for additional staff resources incorporating Police Community Support Officers (during the construction & occupation phases of residential development), Back Office Staff, recruitment, training & equipment;

Policies Map

An Ordnance Survey base map that provides a geographic expression of policies and proposals contained in a Local Plan.

Post-16 Education

Post-16 education comprises a number of different academic and vocational education options for students after Year 11, including one or a mix of: A-levels, further education, study programmes, apprenticeships and (from 2020 onwards) T-Levels. These forms of education can take place in schools with post-16 provision, colleges (Sixth Form Colleges or Further Education Colleges), as part of employment or with a private training provider. This definition excludes Higher Education.

Primary Care

Primary care services provide the first point of contact in the healthcare system, acting as the 'front door' of the NHS. Primary care includes general practice, community pharmacy, dental, and optometry (eye health) services.

Primary Shopping Area

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

Primary & Secondary Shopping Frontages

Primary frontages are where most shops are concentrated with more than half of ground floor units in retail use. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Priority Species

Formerly known as Biodiversity Action Plan (BAP) species. Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Quasi-retail Uses

Non A1 retail uses (as defined in the Use Classes Order), such as car showrooms, tyre and exhaust centres and builders merchants that are similar to retail uses but are often not suitable in a town centre location due to their size and characteristics.

Ramsar Sites

A term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance.

Registered Parks and Gardens

Park or garden included in the Register of Parks and Gardens of special historic interest in England. These are included within the register because they are of national importance.

Renewable & Low Carbon Energy

This includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Scheduled Monument

Building or site included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Scheduled buildings and monuments are included in the list because they are considered to be of national importance,

Second Homes

A residential property which is not used as a main residence. These are often used as holiday homes.

Section 106 agreement

A legal agreement between the Council and a developer to, for example, provide affordable housing and infrastructure needed to support a new development. These have been largely replaced by the Community Infrastructure Levy.

Setting of a Heritage Asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement Boundaries

Lines around settlements defined under Policy SCLP3.3 which dictate in principle where some types of development can take place.

Self Build / Custom Build

This refers to where someone organises the design and build of their own home.

Sequential Test (Flooding)

The aim of the Sequential Test is to steer new development toward areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for that development in areas of lower probability of flood risk.

Sequential Test (Retail)

An assessment applied to an out of town retail application whereby the developer must demonstrate that there are no suitable alternative sites within or adjacent to the town centre.

Shared Ownership

A way of buying a share of a property (usually between 25% and 75%), and paying rent for the remainder.

Sheltered Housing

Accommodation for sale or rent exclusively to elderly older people, often with estate management services, emergency alarm system and warden service.

Shoreline Management Plans

These set out strategic policies for the management of different stretches of coastline and reconcile the interests of different stakeholders.

Short Stay Stopping Sites

They are pieces of land in temporary use as authorised short-term (less than 28 days) stopping places for all travelling communities. They may not require planning permission if they are in use for fewer than 28 days in a year.

Site of Special Scientific Interest

A site designated by Natural England because of its high wildlife or geological value.

Small & Medium Enterprises

Any business with fewer than 250 employees.

Smarter Choices

Active engagement with businesses and individuals to influence people's travel behaviour towards more sustainable options, such as walking, cycling, travelling by public transport and car sharing, delivering modal shift.

Social Rent

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Special Area of Conservation (SAC)

This is an area designated under the European Habitats Directive to give special protection to plants, animals and habitats.

Special Protection Area (SPA)

This is an area identified as being of value for the feeding, breeding, migrating and wintering of threatened bird species. These sites are identified under the European Wild Birds Directive and receive enhanced protection.

Starter Home

A Starter Home is defined under the Housing and Planning Act 2016 as a home which:

a)is a new dwelling,

(b)is available for purchase by qualifying first-time buyers only,

(c)is to be sold at a discount of at least 20% of the market value,

(d)is to be sold for less than the price cap, and

(e)is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State (for more about regulations under this paragraph, see section 3).

"New dwelling" means a building or part of a building that—

(a)has been constructed for use as a single dwelling and has not previously been occupied, or

(b)has been adapted for use as a single dwelling and has not been occupied since its adaptation.

"Qualifying first-time buyer" means an individual who—

(a)is a first-time buyer,

(b)is at least 23 years old but has not yet reached the age of 40, and

(c)meets any other criteria specified in regulations made by the Secretary of State (for example, relating to nationality).

Stepping Stones

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Housing Market Assessment

An assessment of housing need and demand within the District.

Supplementary Planning Document

A planning document that provides practical guidance to assist in the implementation of Local Plan policies.

Surface Water Flood Risk

This is caused when rain water cannot be absorbed into the ground but instead flows over the surface.

Sustainable Development

Sustainable development is a contested term and has many definitions and interpretations. The United Nations General Assembly defined sustainable development as "as meeting the needs of the present without compromising the ability of future generations to meet their own needs". The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The National Planning Policy Framework states that the majority of the document taken as a whole constitutes the Government's view of what sustainable development in England means in practice for the planning system.

Transport Assessment

A comprehensive and systematic process that sets out various transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.

Transport Statement

A simplified Transport Assessment, used in some cases where transport issues arising out of development proposals may not require a full Transport Assessment i.e. smaller scale developments where the traffic impact is limited in both volume and area impact.

Travel Plan

Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process.

Use Classes

Different categories of uses identified in the planning system by the Use Class Order (1987 as amended) https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Wildlife Corridor

Areas of habitat connecting wildlife populations.

Windfall Sites

Sites which have not been specifically identified for development through the Local Plan process. They often comprise previously-developed sites that have unexpectedly become available.

Acronyms

AAP – Area Action Plan

AONB – Area of Outstanding Natural Beauty

AQMA – Air Quality Management Area

B&B – Bed and Breakfast

BCIS – Build Cost Information Service

BFL 12 – Building for Life 12

BREEAM – Building Research Establishment Environmental Assessment Method

CCG (Ipswich and East Suffolk) – Clinical Commissioning Group (Ipswich and East Suffolk)

CCMA – Coastal Change Management Area

LPA – Local Planning Authorities

M – Metre

MBNL – Mobile Broadband Network Limited

MW – Megawatts

NHS – National Health Service

NIA – Net Internal Area

NPPF – National Planning Policy Framework

NSIP – Nationally Significant Infrastructure Project

OAN – Objectively Assessed Need

CEVCP – Church of England Voluntary Controlled Primary

CIL – Community Infrastructure Levy

CIRIA – Construction Industry Research and Information Association

CoE – Church of England

CWS – County Wildlife Site

DCLG – Department for Communities and Local Government

DEFRA – Department for Environment, Food and Rural Affairs

DMO – Destination Management Organisation

DPD – Development Plan Document

EU – European Union

ESC – East Suffolk Council

GIA – Gross Internal Area

Ha – Hectare

HGV – Heavy Goods Vehicle

HMOs – Houses in Multiple Occupation

HTL – Hold the Line

IHMA – Ipswich Housing Market Area

IP/HP – Intermediate pressure pipelines and high pressure pipelines

IROPI – Imperative Reasons of Overriding Public Interest

ISPA – Ipswich Strategic Planning Area

Km – Kilometre

LEP – Local Enterprise Partnership

LNR – Local Nature Reserve

OFGEM – Office of Gas and Electricity Markets

ONS – Office for National Statistics

RAMS – Recreation Avoidance and Mitigation Strategy

RICS – Royal Institution of Chartered Surveyors

RIG – Regionally Important Geological sites

S106 – Section 106

SAC – Special Area of Conservation

SANG – Suitable Alternative Natural Greenspace

SCC – Suffolk County Council

SCDC – Suffolk Coastal District Council

SCLP – Suffolk Coastal Local Plan

SFRA – Strategic Flood Risk Assessment

SHELAA – Strategic Housing and Employment Land Availability Assessment

SHMA – Strategic Housing Market Assessment

SLA – Special Landscape Area

SPA – Special Protection Area

SPG – Supplementary Planning Guidance

SPZ – Source Protection Zone

Sqm – Square Metre

SSSI – Site of Special Scientific Interest

SUDS – Sustainable Drainage System

TER – Target CO2 Emission Rate

Appendix J – Schedule of Policies to be Superseded

On adoption of this Local Plan, the policies from previous documents are to be superseded by the policies within this document. No policies from previous documents are to be "saved".

Although all of these policies are to be superseded, those marked with * are to be carried forward as new policies in the emerging Local Plan as they relate to site/area specific proposals.

Suffolk Coastal Local Plan (incorporating first and second alterations) 2001 and 2006

AP28	Areas to be Protected from Development
AP51	General Employment Areas
AP56	Town Centre
AP59	District Centres
AP122	Sizewell Gap
AP212	Ipswich Fringe: Open character of land between Settlements
AP216	Ipswich Fringe: Martlesham Heath Industrial Estate
AP236	Woodbridge/Melton Restraint
AP237	Melton: Protection of Trees and Character
AP249	Woodbridge & Melton: Retention of Riverside Qualities
AP250	Woodbridge: Riverside recreational area
AP252	Woodbridge: New Yacht Harbours and Marinas
AP257	Woodbridge Town Centre: Prime Shopping Area
AP258	Woodbridge Town Centre: Church Street and Market Hill
AP259	Woodbridge Town Centre: Loss of Residential Accommodation
AP262	Woodbridge Town Centre: Potential Service Areas
AP263	Woodbridge Town Centre: Traffic Management

Core Strategy and Development Policies Development Plan Document 2013

SP1	Sustainable Development
SP1A	Presumption in Favour of Sustainable Development
SP2	Housing Numbers and Distribution
SP3	New Homes
SP4	Gypsies Travellers and Travelling Showpeople
SP5	Employment Land
SP6	Regeneration
SP7	Economic Development in the Rural Areas
SP8	Tourism
SP9	Retail Centres
SP10	A14 & A12
SP11	Accessibility
SP12	Climate Change
SP13	Nuclear Energy
SP14	Biodiversity and Geodiversity
SP15	Landscape and Townscape
SP16	Sport and Play
SP17	Green Space
SP18	Infrastructure
SP19	Settlement Policy
SP20	Eastern Ipswich Plan Area
SP21	Felixstowe with Walton and the Trimley Villages
DM1	Affordable Housing on Exception Sites
DM2	Affordable Housing on Residential Sites
DM3	Housing in the Countryside
DM4	Housing in Clusters in the Countryside
DM5	Conversions and Houses in Multiple Occupation
DM6	Residential Annexes
DM7	Infilling and Backland Development within Physical Limits Boundaries
DM8	Extensions to Residential Curtilages
DM9	Gypsies, Travellers and Travelling Showpersons
DM10	Protection of Employment Sites
DM11	Warehousing and Storage
DM12	Expansion and Intensification of Employment Sites
DM13	Conversion and Re-Use of Redundant Buildings in the Countryside
DM14	Farm Diversification
DM15	Agricultural Buildings and Structures
DM16	Farm Shops
DM17	Touring Caravan, Camper Vans and Camping Sites
DM18	Static Holiday Caravans, Cabins and Chalets
DM19	Parking Standards
DM20	Travel Plans
DM21	Design: Aesthetics
DM22	Design: Function

SP22 Aldeburgh

SP23 Framlingham

SP24 Leiston

SP25 Saxmundham

SP26 Woodbridge

SP27 Key and Local Service Centres

SP28 Other Villages

SP29 The Countryside

SP30 The Coastal Zone

DM23 Residential Amenity

DM24 Sustainable Construction

DM25 Art

DM26 Lighting

DM27 Biodiversity and Geodiversity

DM28 Flood Risk

DM29 Telecommunications

DM30 Key Facilities

DM31 Public Buildings

DM32 Sport and Play

DM33 Allotments

Site Allocations and Area Specific Policies Development Plan Document 2017

Policy SSP1	New Housing Delivery 2015 - 2027
Policy SSP2	Physical Limits Boundaries
Policy SSP3	Land rear of Rose Hill, Saxmundham Road, Aldeburgh*
Policy SSP4	Land to the East of Aldeburgh Road, Aldringham*
Policy SSP5	Land at Mill Road, Badingham
Policy SSP6	Land Adjacent to Corner Cottages, Main Road, Benhall
Policy SSP7	Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham
Policy SSP8	Land opposite Townsfield Cottages, Dennington
Policy SSP9	Land south of Solomon's Rest, The Street, Hacheston
Policy SSP10	Land south of Ambleside, Main Road, Kelsale cum Carlton*
Policy SSP11	Land north of Mill Close, Orford*
Policy SSP12	Land west of Garden Square Rendlesham*
Policy SSP13	Land east of Redwald Road, Rendlesham*
Policy SSP14	Land north-east of Street Farm, Saxmundham*
Policy SSP15	Land opposite The Sorrel Horse, The Street, Shottisham*
Policy SSP16	Land fronting Old Homes Road, Thorpeness
Policy SSP22	Former airfield Parham*
Policy SSP23	Former airfield Debach*
Policy SSP24	Bentwaters Park, Rendlesham*
Policy SSP25	Carlton Park, Main Road, Kelsale cum Carlton*
Policy SSP26	Levington Park, Levington*
Policy SSP27	Riverside Industrial Estate, Border Cot Lane, Wickham Market*
Policy SSP28	Aldeburgh Town Centre
Policy SSP29	Saxmundham Town Centre
Policy SSP30	District Centres
Policy SSP31	Local Centres
Policy SSP32	Visitor Management – Special Protection Areas*
Policy SSP33	Snape Maltings
Policy SSP34	Suffolk Showground – Trinity Park
Policy SSP35	Land off Westerfield Road and Lower Road, Westerfield
Policy SSP36	Policy SSP36 – Recreation / Open Space near Rushmere Street*
Policy SSP37	Parks and Gardens of Historic or Landscape Interest*

Policy SSP17	Land south of Lower Road, Westerfield
Policy SSP18	Land at Old Station Works, Main Road Westerfield*
Policy SSP19	Land at Street Farm, Witnesham (Bridge)*
Policy SSP20	Ransomes, Nacton Heath*
Policy SSP21	Land at Silverlace Green(former airfield) Parham*
Policy SSP38	Special Landscape Areas
Policy SSP39	Areas to be Protected from Development
Policy SSP40	Newbourne: Former Land Settlement Association Holdings
Policy SSP41	The Garrett Era Area, Aldeburgh
Policy SSP42	Coastal Change Management Area
Policy SSP43	Relocation and Replacement of Development Affected by Coastal Erosion Risk

Felixstowe Peninsula Area Action Plan 2017

Policy FPP1	New Housing Delivery 2015 - 2027
Policy FPP2	Physical Limits Boundaries
Policy FPP3	Land at Sea Road, Felixstowe*
Policy FPP4	Land north of Walton High Street, Felixstowe
Policy FPP5	Land north of Conway Close and Swallow Close, Felixstowe*
Policy FPP6	Land opposite Hand in Hand Public House, Trimley St Martin
Policy FPP7	Land off Howlett Way, Trimley St Martin*
Policy FPP8	Land south of Thurmans Lane, Trimley St Mary
Policy FPP9	Port of Felixstowe*
Policy FPP10	Land at Bridge Road, Felixstowe*
Policy FPP11	Land at Carr Road/Langer Road, Felixstowe*
Policy FPP12	Land at Haven Exchange, Felixstowe*
Policy FPP13	Felixstowe Town Centre
Policy FPP14	Retail frontages
Policy FPP15	Primary Shopping Area
Policy FPP16	District Centres
Policy FPP17	Felixstowe Ferry and Golf Course*
Policy FPP18	Felixstowe Ferry Golf Club to Cobbolds Point*
Policy FPP19	Cobbolds Point to Spa Pavilion*
Policy FPP20	Spa Pavilion to Martello Park*
Policy FPP21	Martello Park to Landguard*
Policy FPP22	Visitor Management – Special Protection Areas*
Policy FPP23	Car Parking
Policy FPP24	Holiday Accommodation
Policy FPP25	Historic Parks and Gardens*
Policy FPP26	Special Landscape Areas
Policy FPP27	Access to the Countryside
Policy FPP28	Areas to be protected from development

Appendix K – List of Photographs

Photographs are sourced from East Suffolk Council, unless referenced below.

Front cover	Felixstowe Seafront, Aldeburgh Road, Leiston, Thoroughfare, Woodbridge and Framlingham Castle (source – www.thesuffolkcoast.co.uk)
Section 1	Thoroughfare, Woodbridge
Section 2	Orwell Country Park, Nacton
Page 20	Broadband cabinet
Page 21	A12, Martlesham (source – www.tomandrewsphotography.com)
Section 3	Boat at Aldeburgh
Page 34	Felixstowe Seafront
Page 36	View towards BT, Martlesham
Page 49	Village stores sign, Thorpeness
Page 60	Coastal sea defence
Section 4	Port of Felixstowe
Page 64	Clopton Commercial Park, Debach
Page 73	Agricultural field
Page 76	Martlesham Retail Park
Page 77	Felixstowe Town Centre
Section 5	Aldeburgh Road, Leiston
Page 92	Chillesford Lodge Estate (source – Christopher Rawlings/Mr and Mrs G Watson)
Page 95	New house, The Hill, Westleton
Page 103	Bricks
Page 107	Affordable housing, Peasenhall
Page 112	Residential houseboats, Woodbridge
Section 6	The Scallop, Aldeburgh
Page 119	Snape Maltings
Page 120	Orford Castle
Page 123	RSPB Minsmere
Section 7	Railway Line (source – www.tomandrewsphotography.com)
Page 133	Car charging point
Page 134	The Hill, Wickham Market
Section 8	Leiston Library
Page 139	Playground sign
Page 141	Westleton play area
Page 142	Allotment

Section 9	Shingle Street
Page 147	Solar Farm
Page 153	Cliff erosion
Page 158	Shingle Street
Section 10	Red flower
Page 164	Bird (source – www.tomandrewsphotography.com)
Page 169	View of the River Alde from Orford
Page 173	View of the River Alde from Snape Maltings
Page 174	View of the River Deben, Woodbridge
Section 11	Snape Maltings
Page 181	Contemporary house, Westleton
Page 182	Housing at Main Road, Martlesham
Page 188	Agent`s House, Easton
Page 190	Street scene, Framlingham
Page 196	Broke Hall Park, Nacton
Section 12	Moot Hall, Aldeburgh
Page 212	Felixstowe Pier
Page 255	Suffolk Showground statues
Page 287	Framlingham Castle
Page 306	Woodbridge train station
Page 308	Shire Hall, Woodbridge
Page 317	Bredfield direction sign
Appendices	The Tour of Britain cycling race in Suffolk (source – https://simonwilkinson.photoshelter.com/index)
Policies Maps	Woodland, Kesgrave (source – www.tomandrewsphotography.com)

Appendix L - Suffolk Coastal Local Plan Evidence Base Documents

The key evidence base documents informing the preparation of the Local Plan are listed below and can be viewed on the Council`s website.

Economic evidence

Document	Author	Date
Strategic Housing and Employment Land Availability Assessment	SCDC	December 2018
Strategic Housing and Employment Land Availability Assessment - Map book	SCDC	December 2018
Port of Felixstowe Growth and Development Needs Study	Lichfields	July 2018
Ipswich Economic Area Employment Land Supply Assessment – Suffolk Coastal	Lichfields	March 2018
Economic Area Sector Needs Assessment	Lichfields	September 2017
Employment Land Needs Assessment	Nathaniel Lichfield & Partners	March 2016

Retail evidence

Document	Author	Date
Retail and Leisure Study – Executive Summary	WYG	October 2017
Retail and Leisure Study – Volume 1 (Main Report)	WYG	October 2017
Retail and Leisure Study – Volume 2 (Appendices A-K)	WYG	October 2017
Retail and Leisure Study – Volume 3 (Appendices L-W)	WYG	October 2017

Housing evidence

Document	Author	Date
Strategic Housing and Employment Land Availability Assessment	SCDC	December 2018
Strategic Housing and Employment Land Availability Assessment - Map book	SCDC	December 2018
Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 1	Peter Brett Associates	August 2017
Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Part 2	HDH Planning and Development Ltd & Peter Brett Associates	August 2017
Ipswich Housing Market Area – Update to the Strategic Housing Market Assessment Part 2	HDH Planning and Development Ltd & Peter Brett Associates	January 2019
Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA)	RRR Consultancy Ltd	May 2017

Environment evidence

Document	Author	Date
Cross Boundary Water Cycle Study	Wood	January 2019
Heritage Impact Assessment – North Felixstowe Garden Neighbourhood	David Edleston	November 2018
Heritage Impact Assessment – Saxmundham Garden Neighbourhood	David Edleston	November 2018
Suffolk Coastal District Landscape Character Assessment	Alison Farmer Associates	July 2018
Settlement Sensitivity Assessment Volume 1 | Volume 2	Alison Farmer Associates	July 2018
Strategic Flood Risk Assessment	Aecom	April 2018

Transport evidence

Document	Author	Date
Local Plan Transport Modelling – Methodology Report	WSP	August 2018
Local Plan Transport Modelling – Forecasting Report Volume 1 Suffolk Coastal and Ipswich	WSP	August 2018
Local Plan Transport Modelling – Methodology Report	WSP	January 2019
Local Plan Transport Modelling – Forecasting Report Volume 2 Suffolk Coastal and Ipswich Preferred Option	WSP	January 2019

Council Topic Papers

Document	Author	Date
Final Topic Paper Settlement Hierarchy	SCDC	January 2019
Final Topic Paper Site Selection	SCDC	January 2019

Whole Plan Viability Report

Document	Author	Date
Suffolk Coastal Whole Plan Viability Report	Aspinall Verdi	January 2019

Appendix M - Schedule of Strategic Policies and Non-Strategic Policies

Schedule of Strategic Policies

SCLP2.1	Growth in the Ipswich Strategic Planning Area
SCLP2.2	Strategic Infrastructure Priorities
SCLP2.3	Cross-boundary mitigation of effects on Protected Habitats
SCLP3.1	Strategy for Growth
SCLP3.2	Settlement Hierarchy
SCLP3.3	Settlement Boundaries
SCLP3.4	Proposals for Major Energy Infrastructure Projects
SCLP3.5	Infrastructure Provision
SCLP4.1	Existing Employment Areas
SCLP4.2	New Employment Development
SCLP4.3	Expansion and Intensification of Employment Sites
SCLP4.4	Protection of Employment Premises
SCLP4.5	Economic Development in Rural Areas
SCLP4.6	Conversion and Replacement of Rural Buildings for Employment Use
SCLP4.7	Farm Diversification
SCLP4.8	New Retail and Commercial Leisure Development
SCLP4.9	Development in Town Centres
SCLP4.11	Retail and Commercial Leisure in Martlesham
SCLP4.12	District and Local Centres and Local Shops
SCLP5.1	Housing Development in Large Villages
SCLP5.2	Housing Development in Small Villages
SCLP5.3	Housing Development in the Countryside
SCLP5.4	Housing in Clusters in the Countryside
SCLP5.7	Infill and Garden Development
SCLP5.8	Housing Mix
SCLP5.9	Self Build and Custom Build Housing

SCLP5.10	Affordable Housing on Residential Developments
SCLP5.11	Affordable Housing on Residential Developments
SCLP5.12	Houses in Multiple Occupation
SCLP5.15	Residential Moorings, Jetties and Slipways
SCLP5.16	Residential Caravans and Mobile Homes
SCLP5.17	Gypsies, Travellers and Travelling Showpeople
SCLP6.1	Tourism
SCLP6.2	Tourism destinations
SCLP6.3	Tourism Development within the AONB and Heritage Coast
SCLP6.4	Tourism Development outside of the AONB
SCLP7.1	Sustainable Transport
SCLP7.2	Parking Proposals and Standards
SCLP8.1	Community Facilities and Assets
SCLP8.2	Open Space
SCLP9.1	Low Carbon and Renewable Energy
SCLP9.2	Sustainable Construction
SCLP9.3	Coastal Change Management Area
SCLP9.4	Coastal Change Rollback or Relocation
SCLP9.5	Flood Risk
SCLP9.6	Sustainable Drainage Systems
SCLP9.7	Holistic Water Management
SCLP10.1	Biodiversity and Geodiversity
SCLP10.2	Visitor Management at European Sites
SCLP10.3	Environmental Quality
SCLP10.4	Landscape Character
SCLP10.5	Settlement Coalescence
SCLP11.1	Design Quality
SCLP11.3	Historic Environment
SCLP11.8	Parks and Gardens of Historic or Landscape Interest
SCLP12.1	Neighbourhood Plans

SCLP12.2	Strategy for Felixstowe
SCLP12.3	North Felixstowe Garden Neighbourhood
SCLP12.4	Land north of Conway Close and Swallow Close
SCLP12.5	Brackenbury Sports Centre
SCLP12.6	Land at Sea Road, Felixstowe
SCLP12.7	Port of Felixstowe
SCLP12.8	Land at Bridge Road
SCLP12.9	Land at Carr Rd / Langer Rd
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SCLP12.16	Felixstowe Leisure Centre
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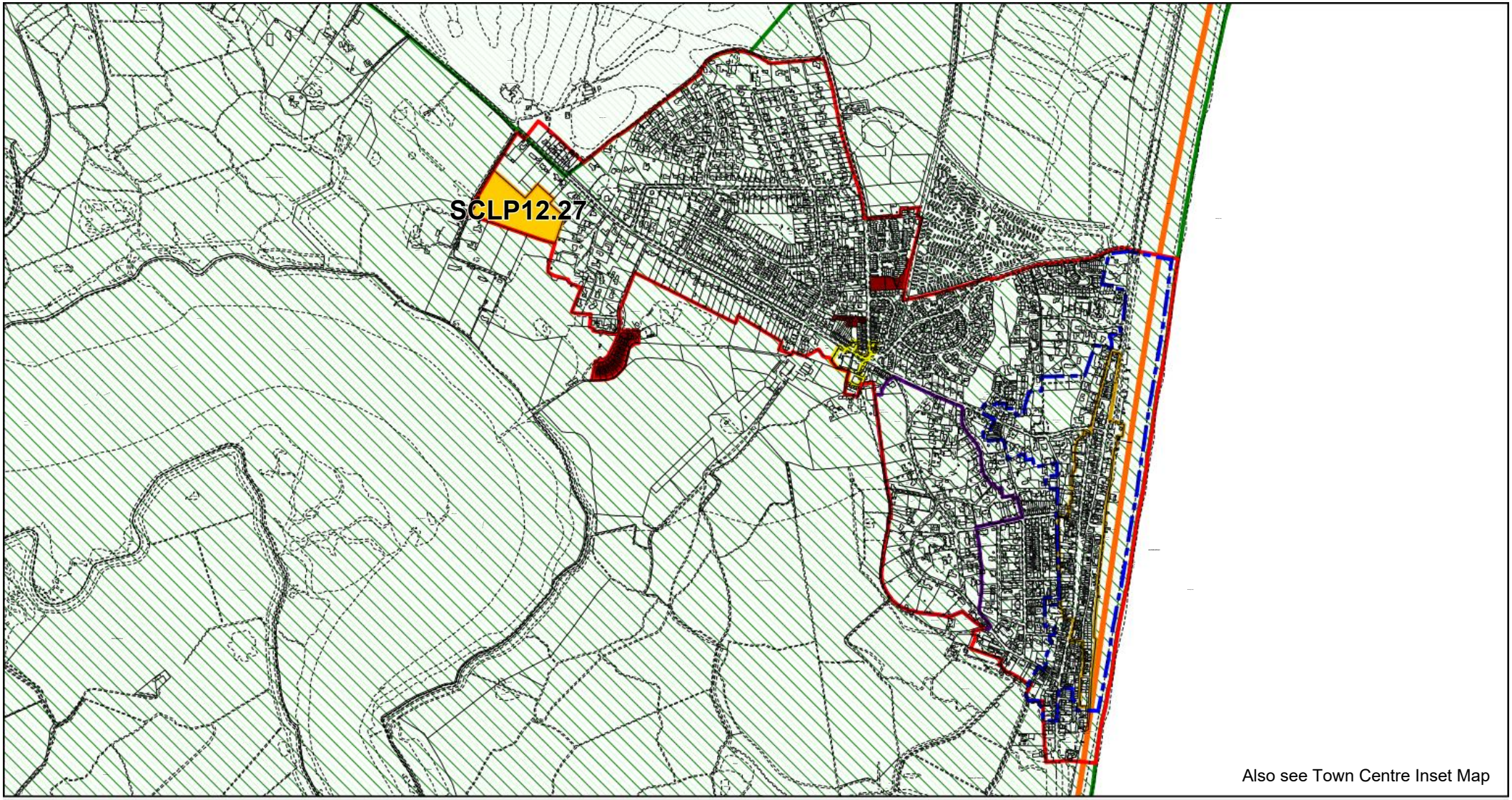
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Key

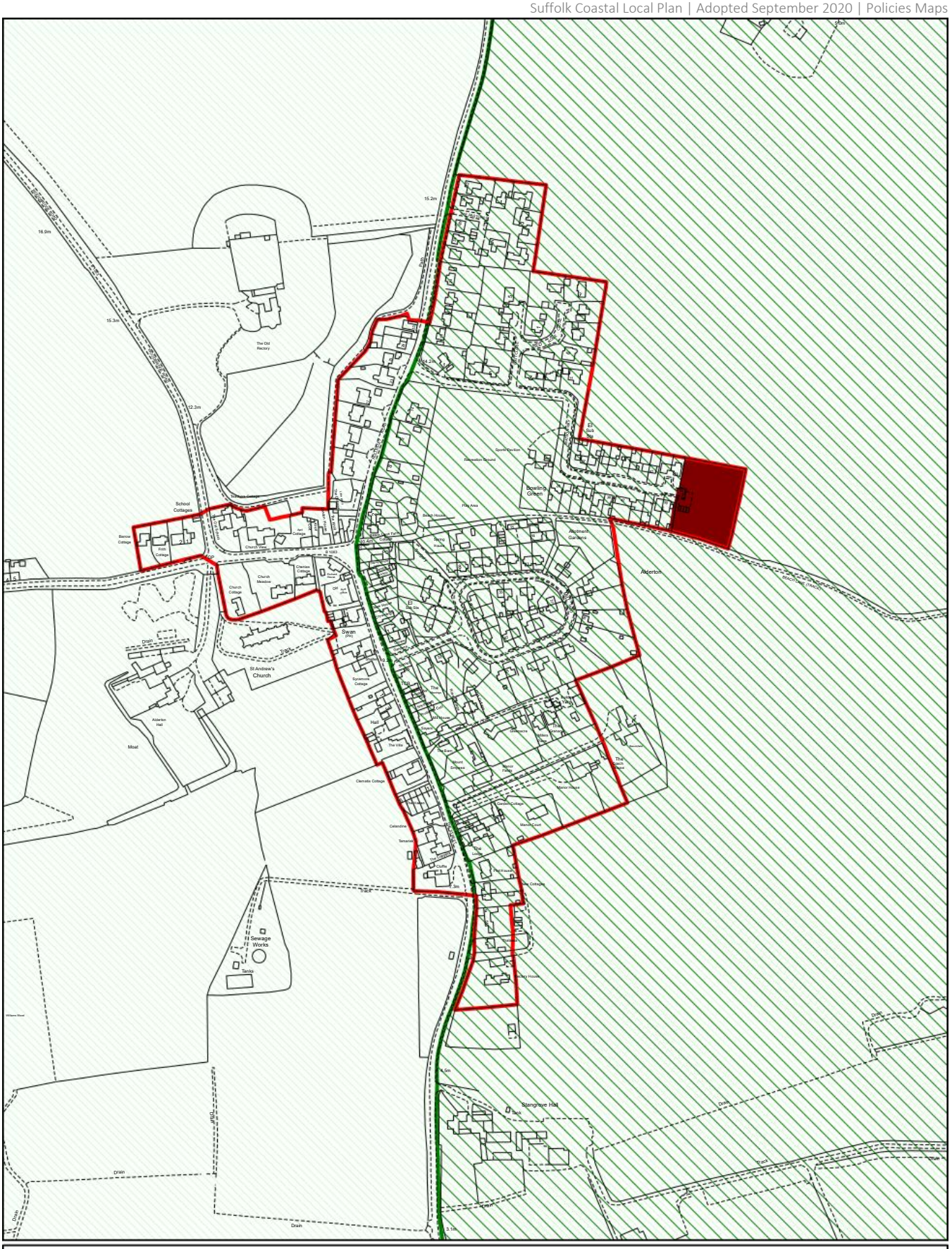
- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
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- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

01 - Aldeburgh

East Suffolk Council

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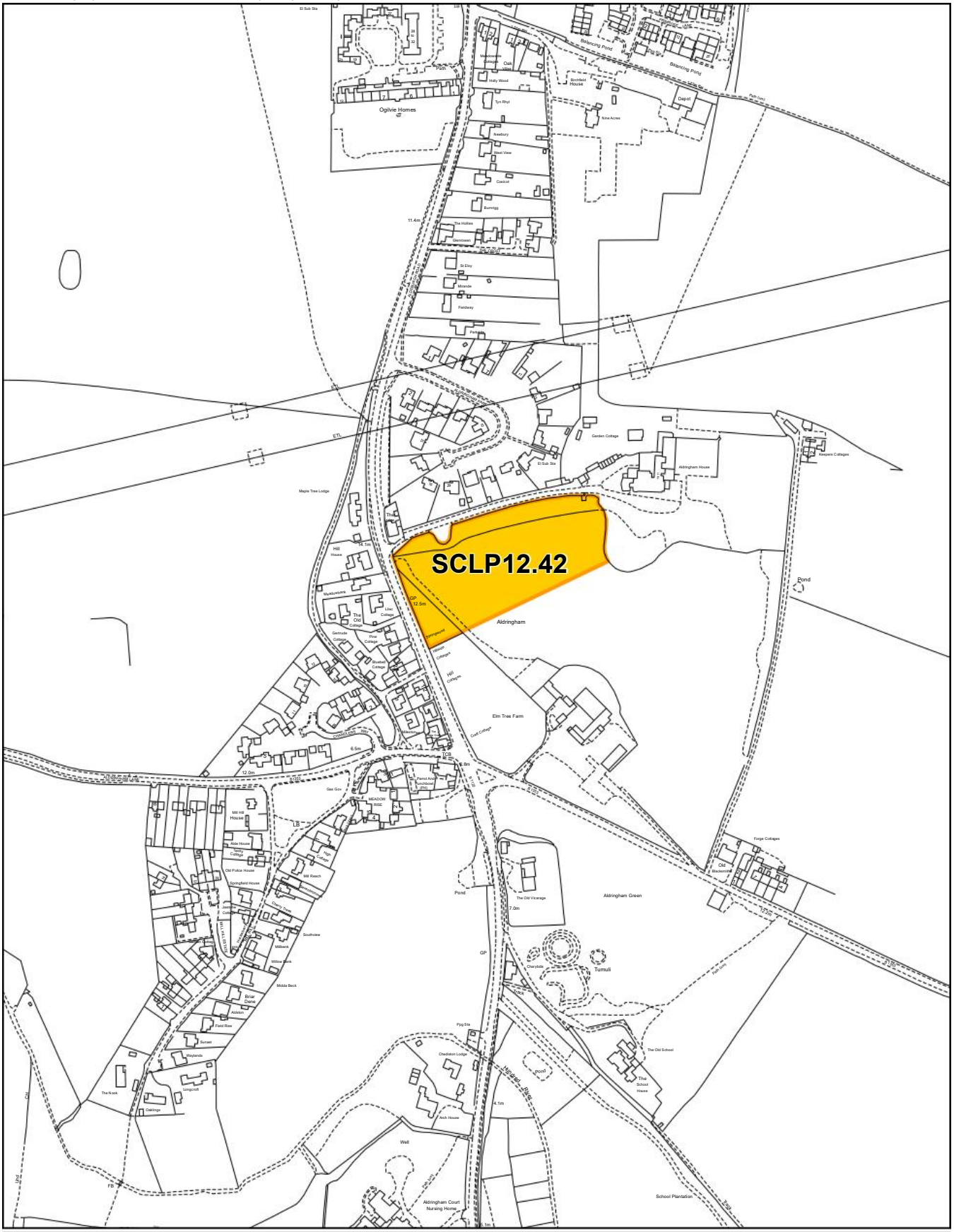
- SCLP3.3 Settlement Boundaries
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- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

02 - Alderton

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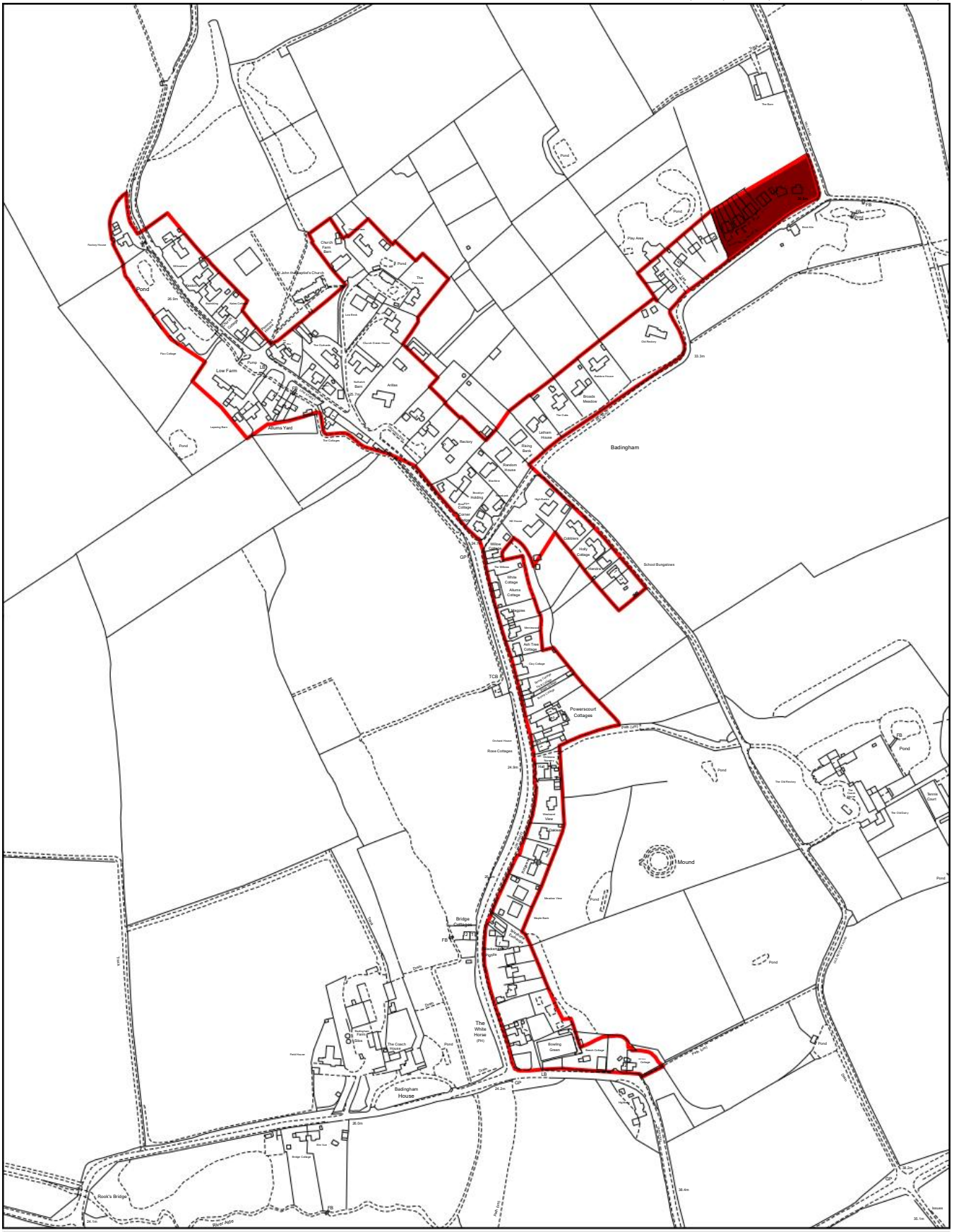
Key Housing Allocation

03 - Aldringham cum Thorpe

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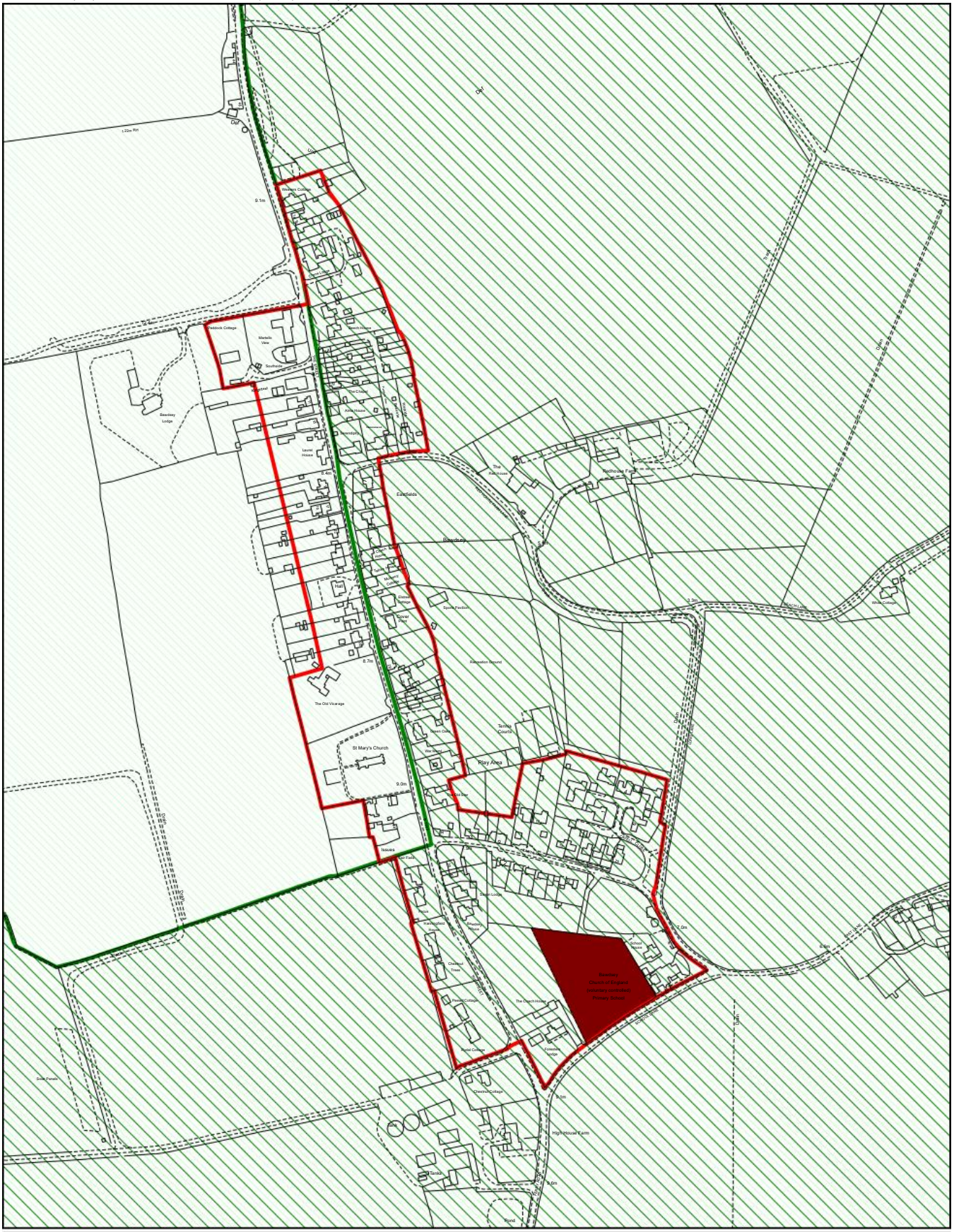
- SCLP3.3 Settlement Boundaries
- Housing Permissions as at 31/03/18

04 - Badingham

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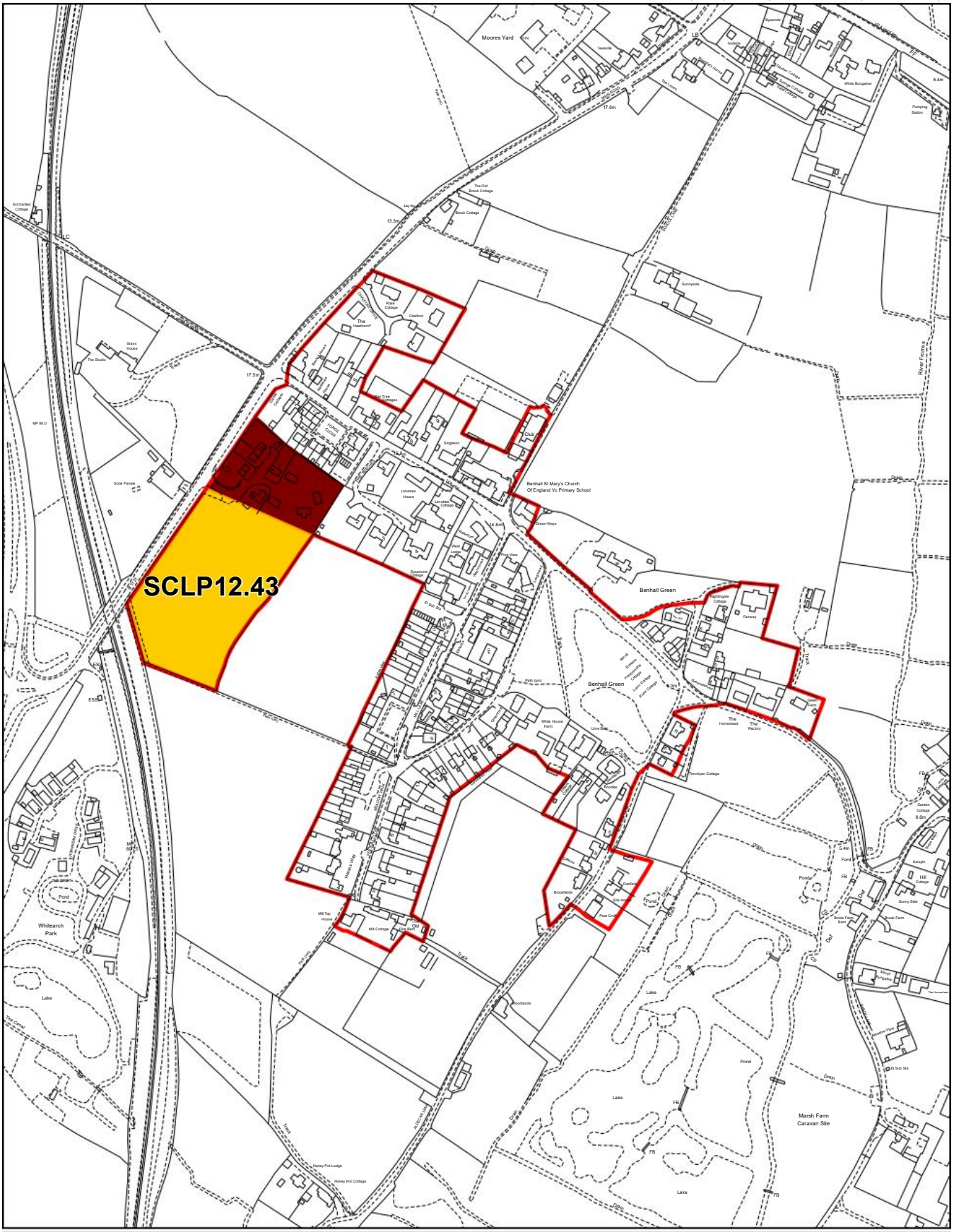


05 - Bawdsey

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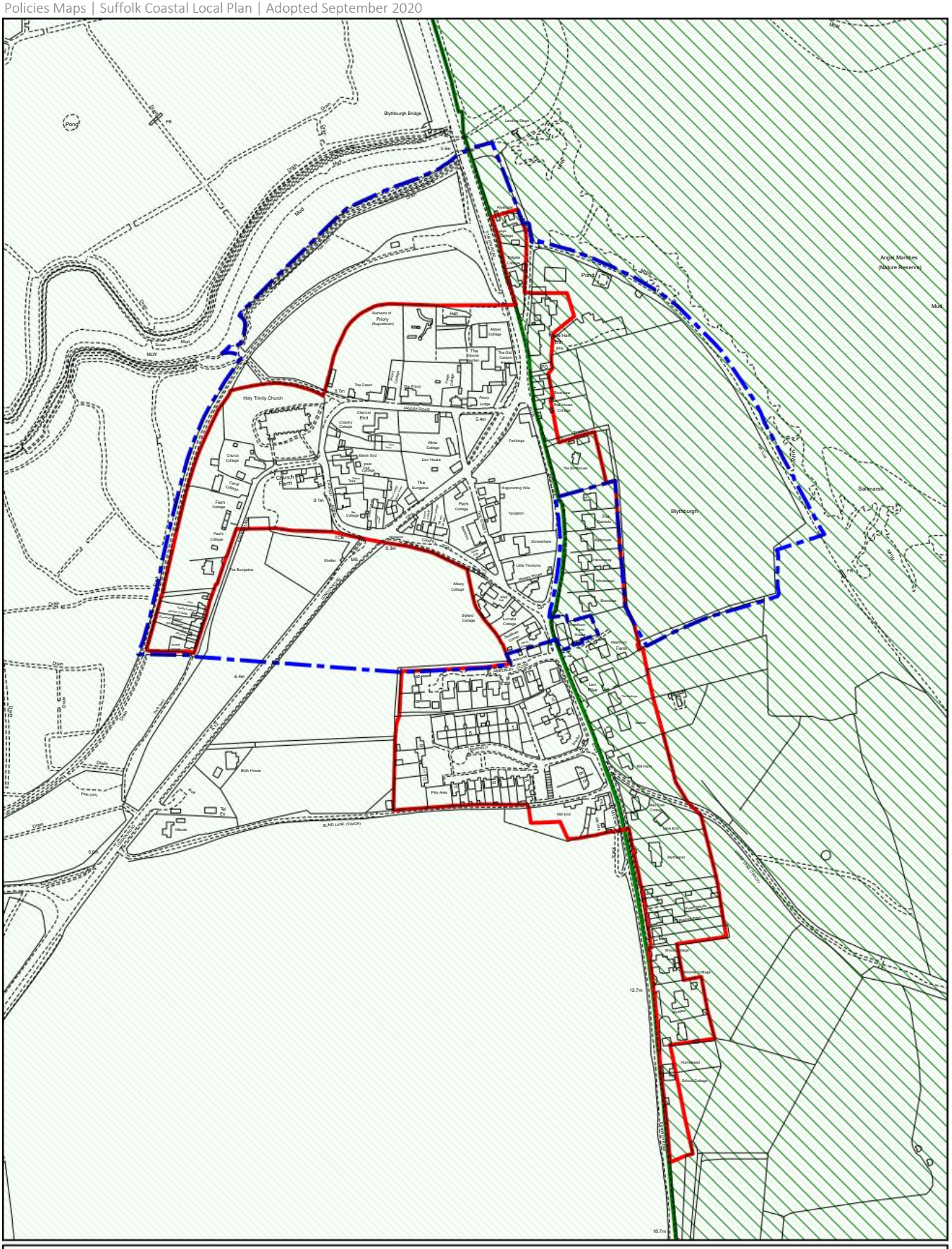
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

06 - Benhall

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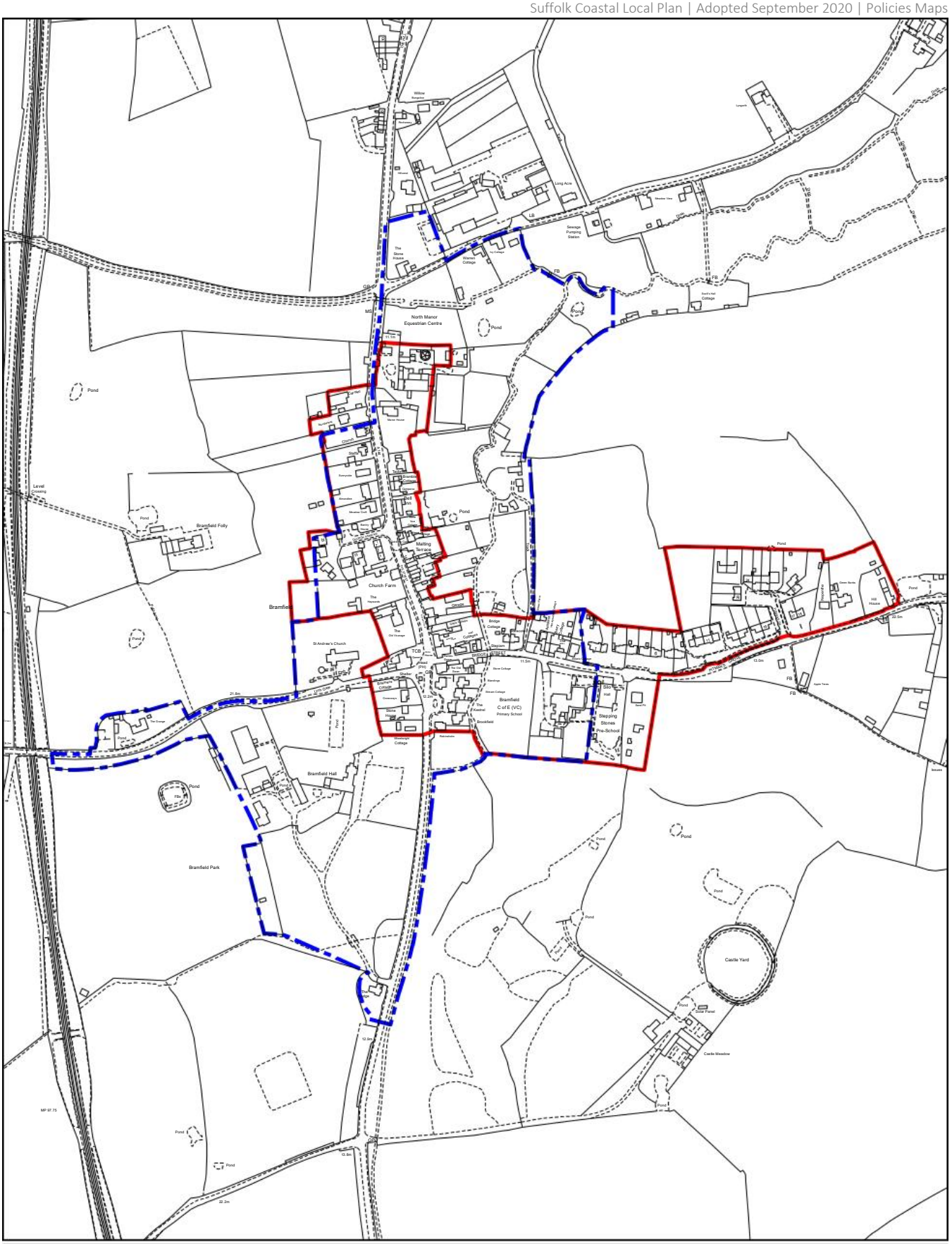
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

07 - Blythburgh

East Suffolk Council

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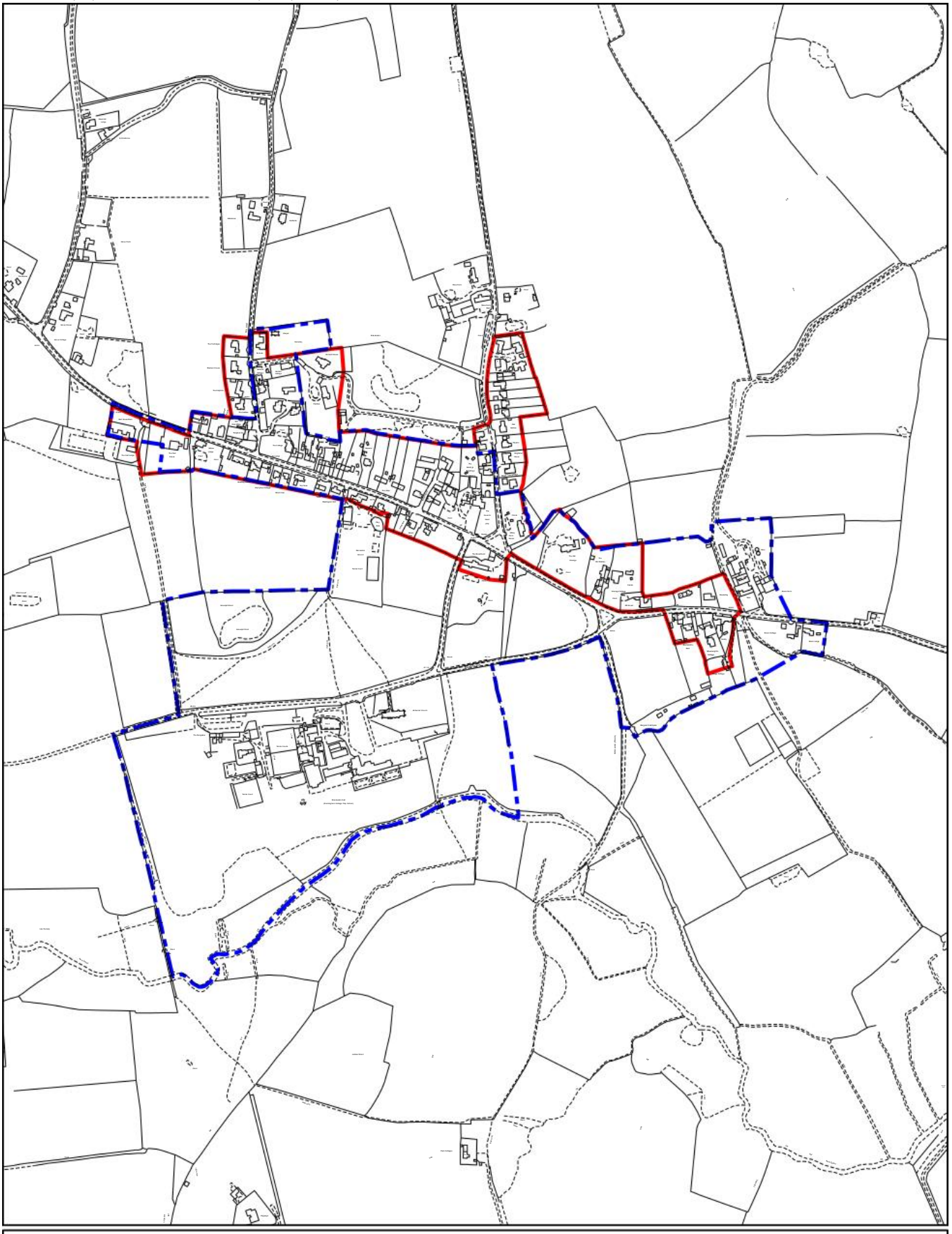
- SCLP3.3 Settlement Boundaries
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08 - Bramfield

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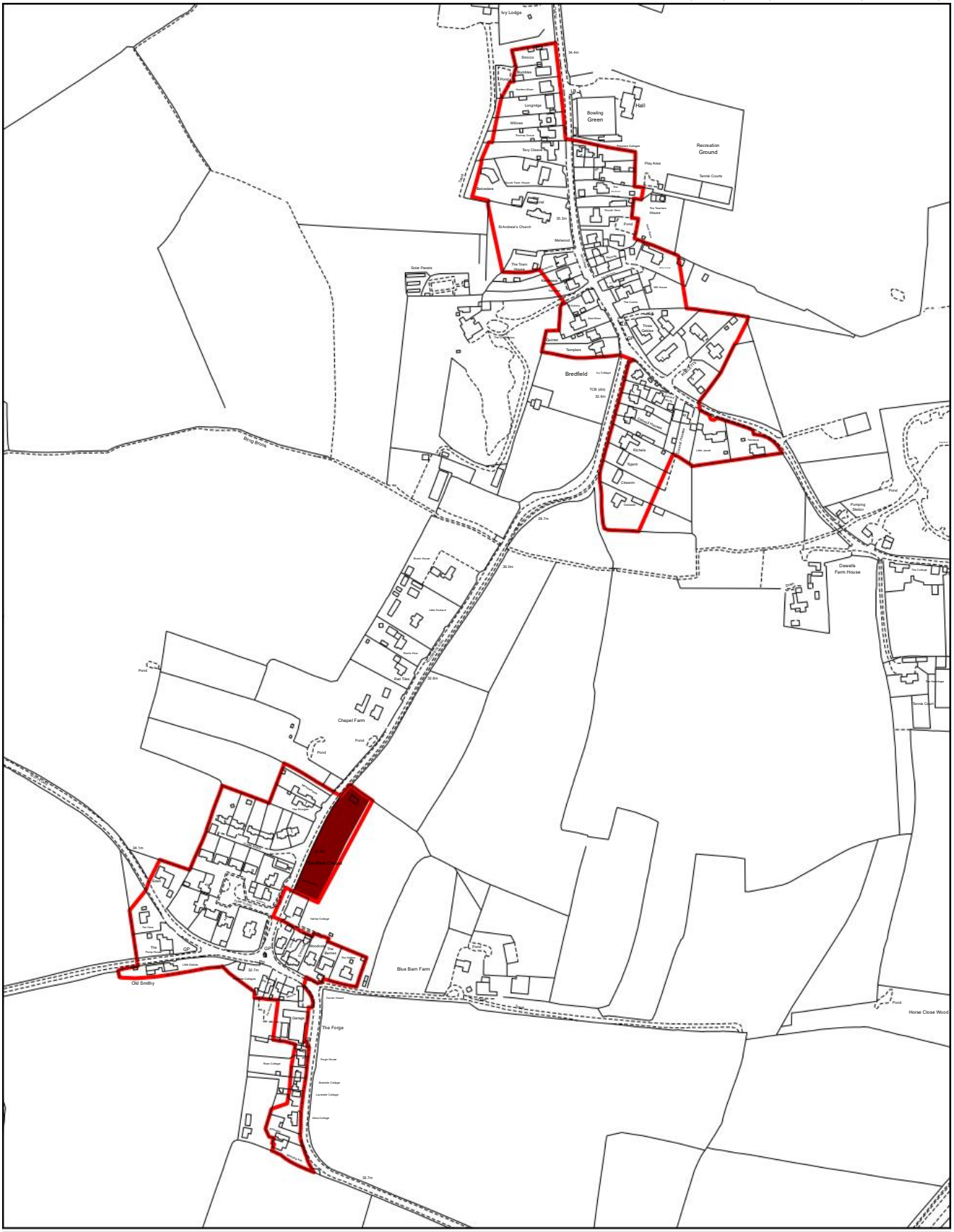
- SCLP3.3 Settlement Boundaries
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09 - Brandeston

East Suffolk Council

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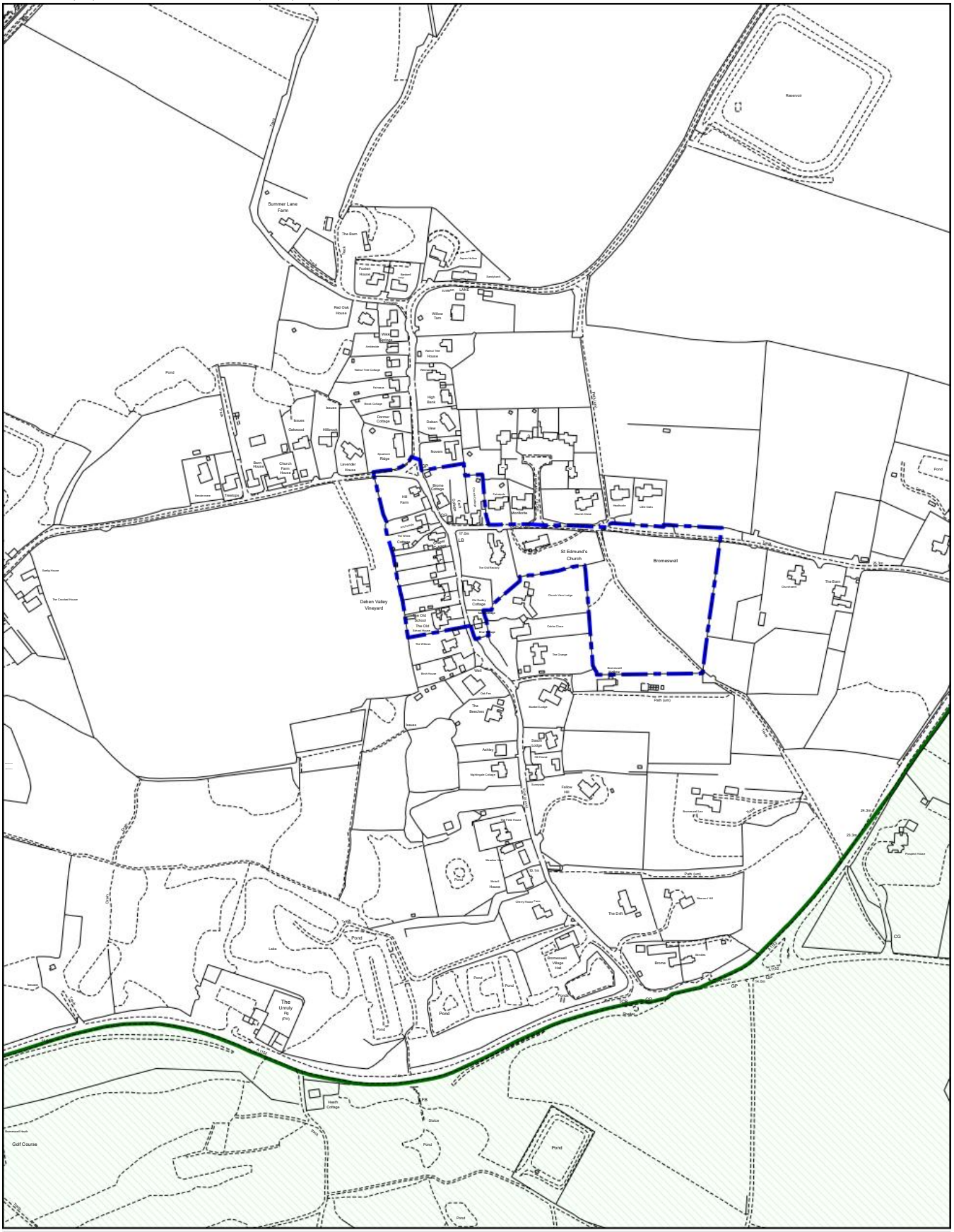
- SCLP3.3 Settlement Boundaries
- Housing Permissions as at 31/03/18

10 - Bredfield

East Suffolk Council

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Key

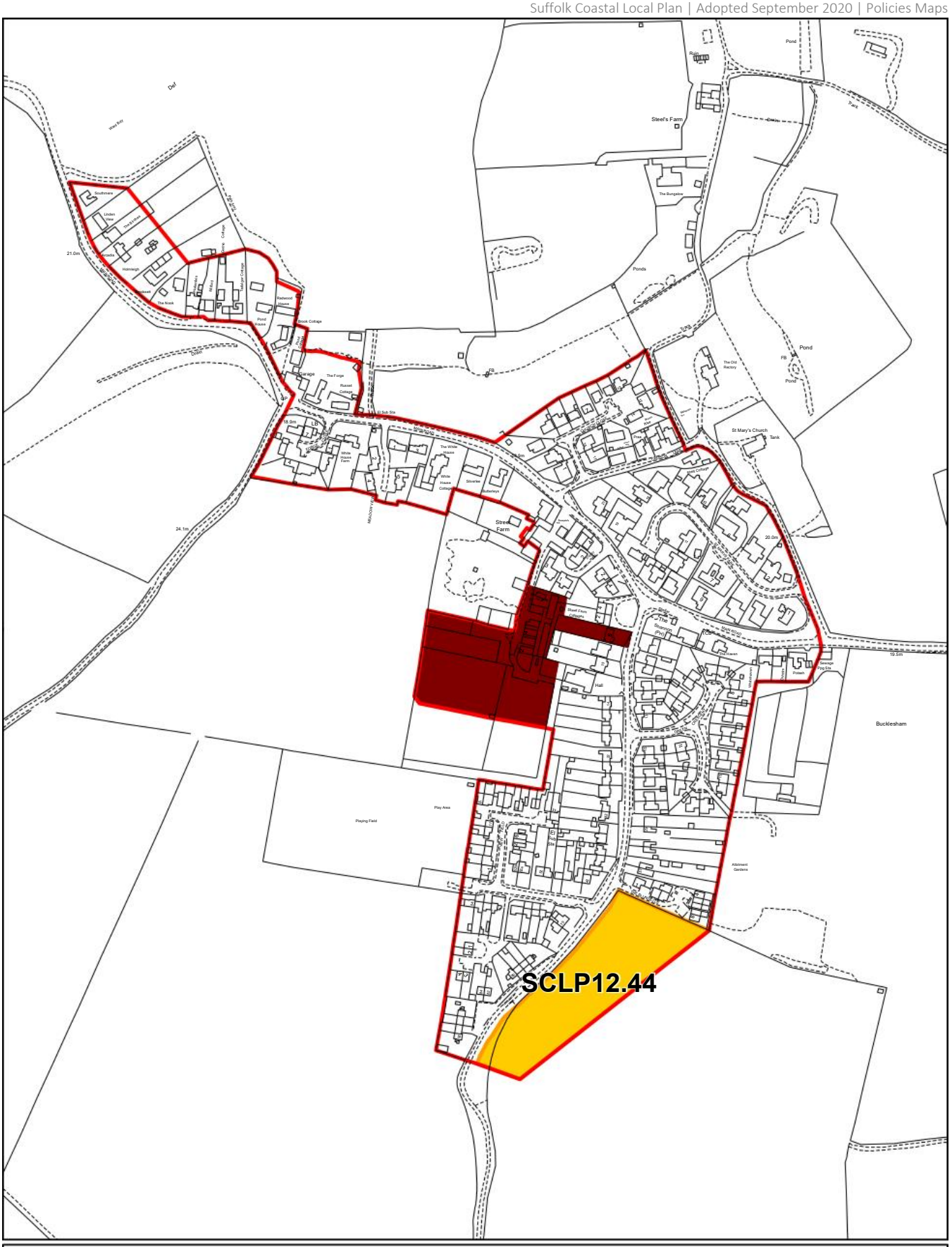
- SCLP11.5 Conservation Areas
- Area of Outstanding Natural Beauty

11 - Bromeswell

East Suffolk Council

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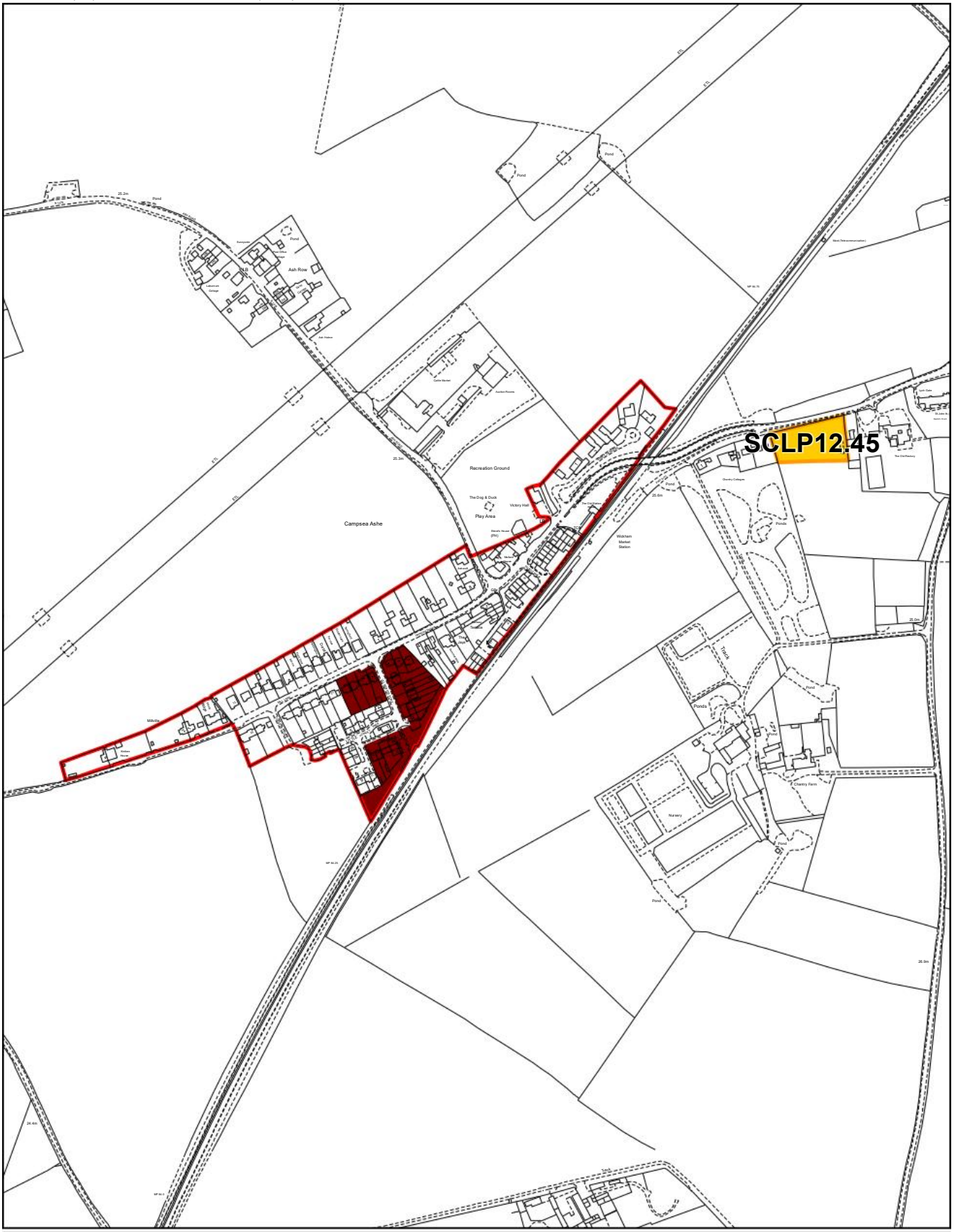
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

12 - Bucklesham

East Suffolk Council

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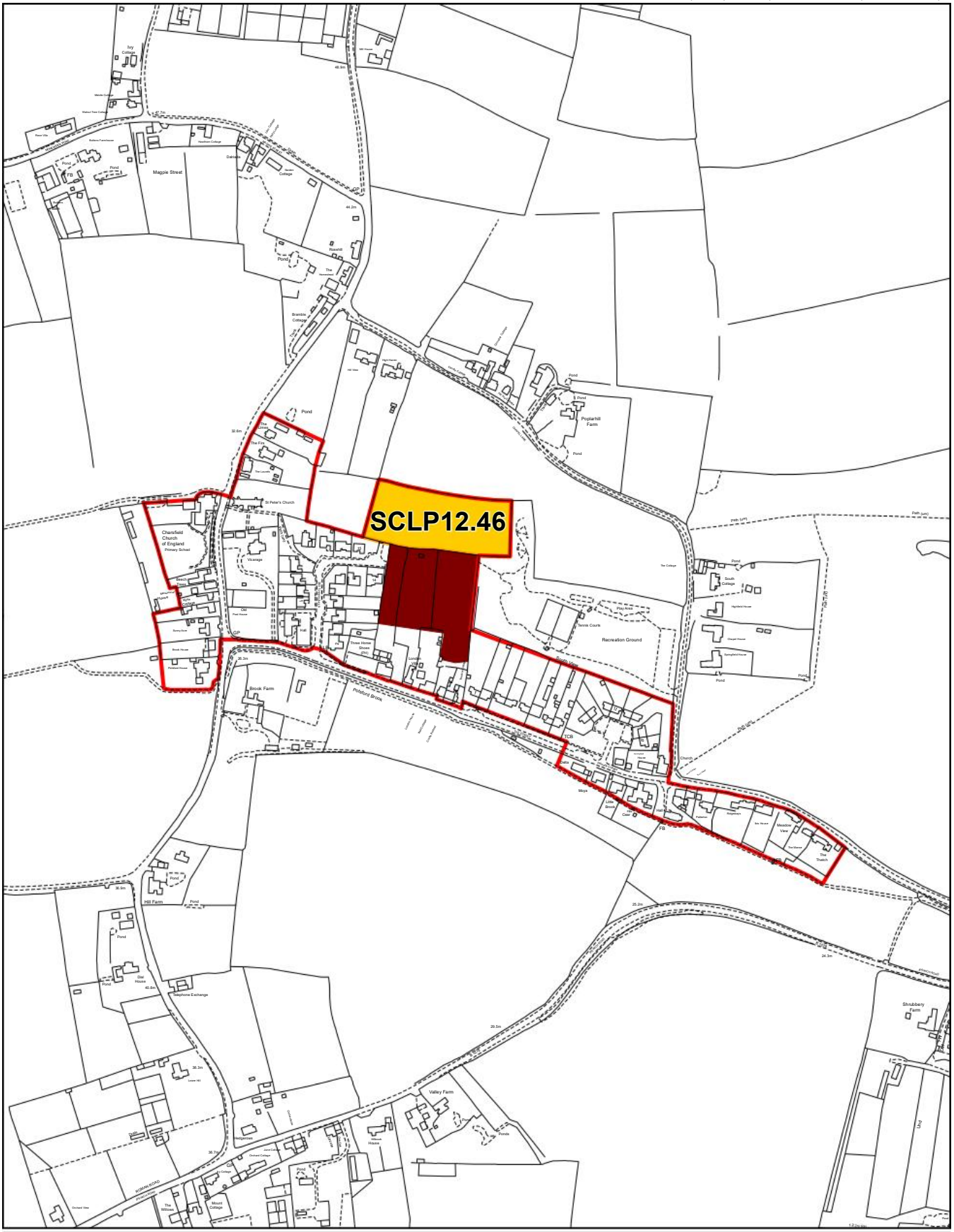
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

13 - Campsea Ashe

East Suffolk Council

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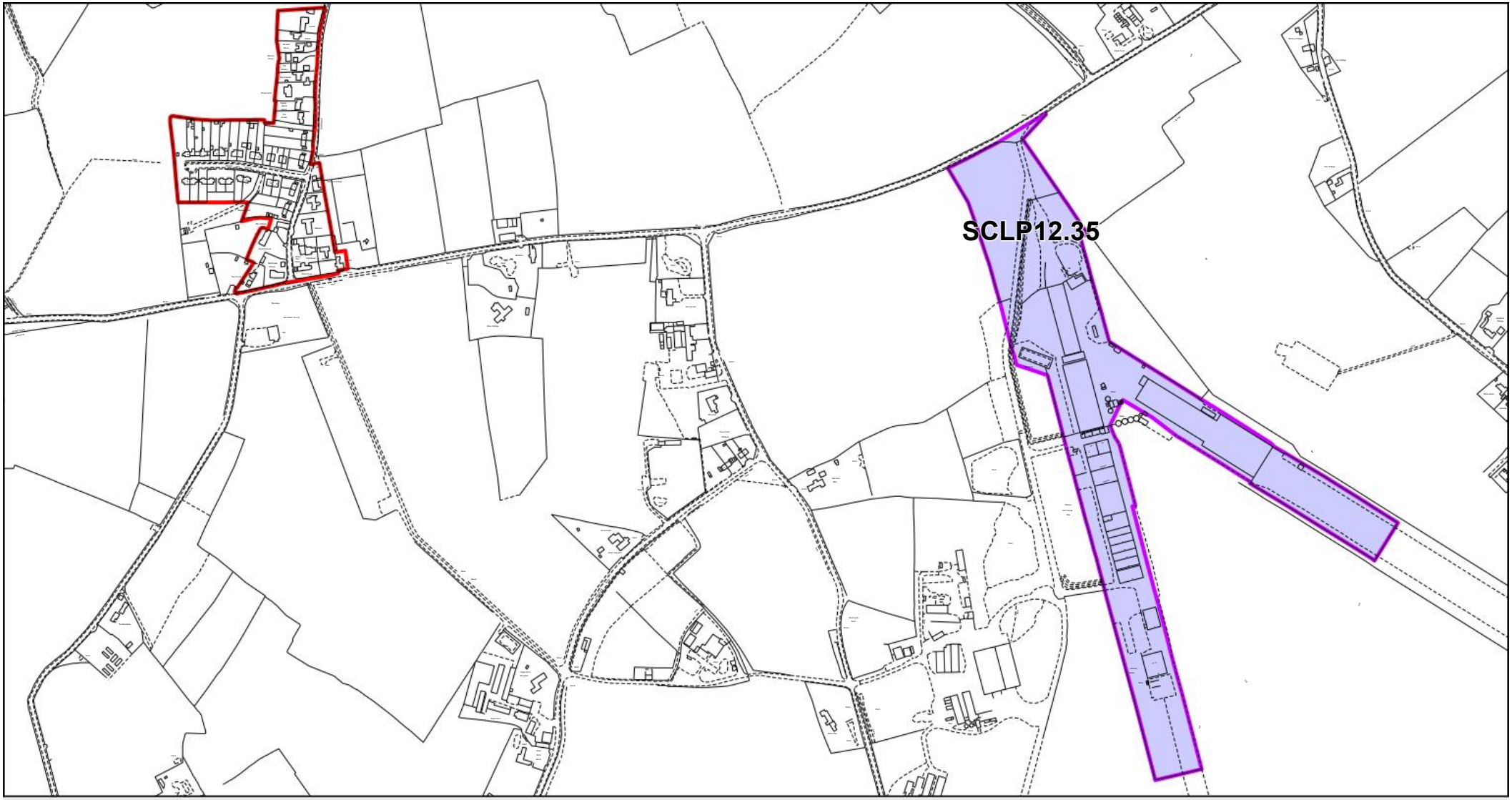
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

14 - Charsfield

East Suffolk Council

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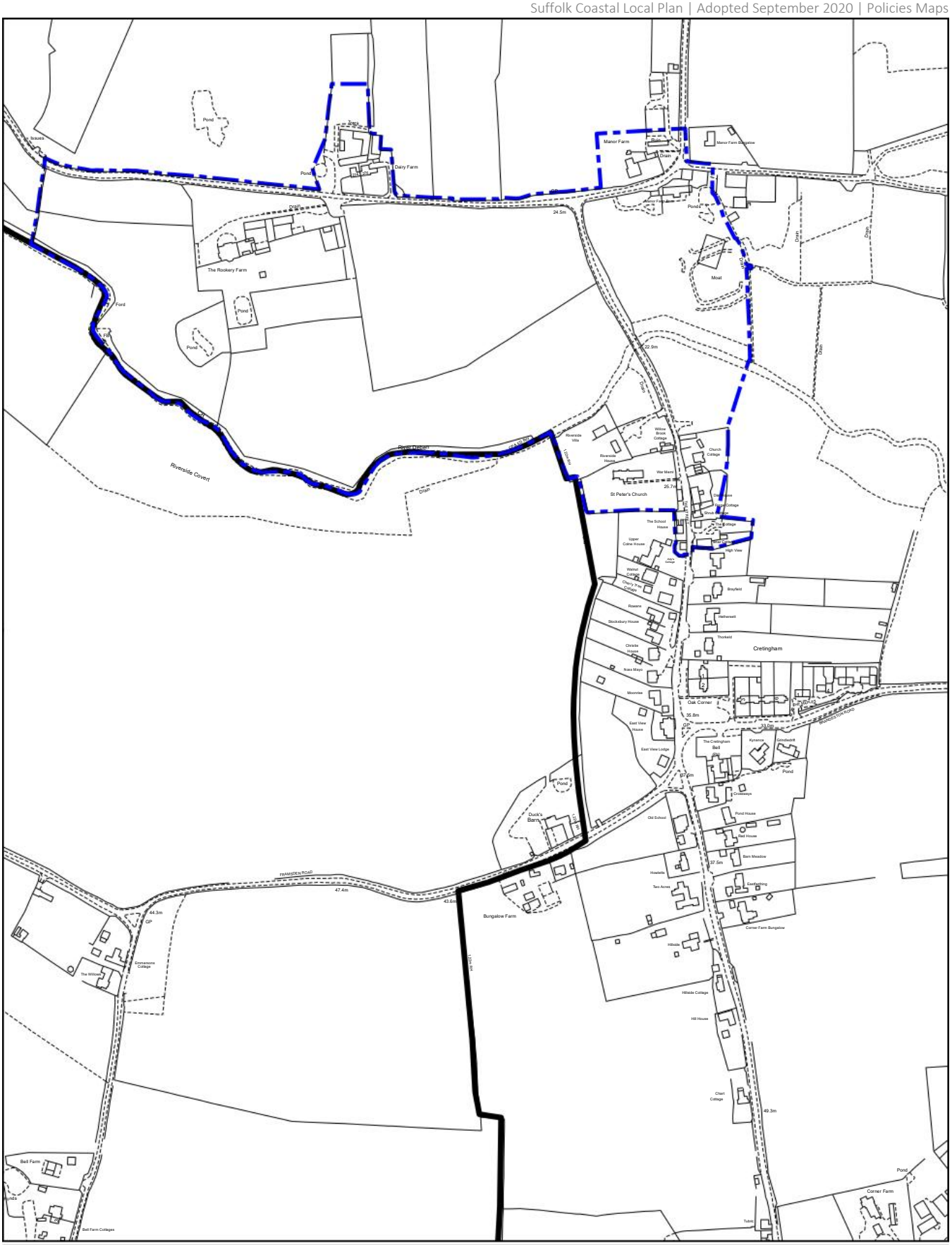
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- SCLP3.3 Settlement Boundaries
- Employment Allocation

15 - Clopton

East Suffolk Council

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Key

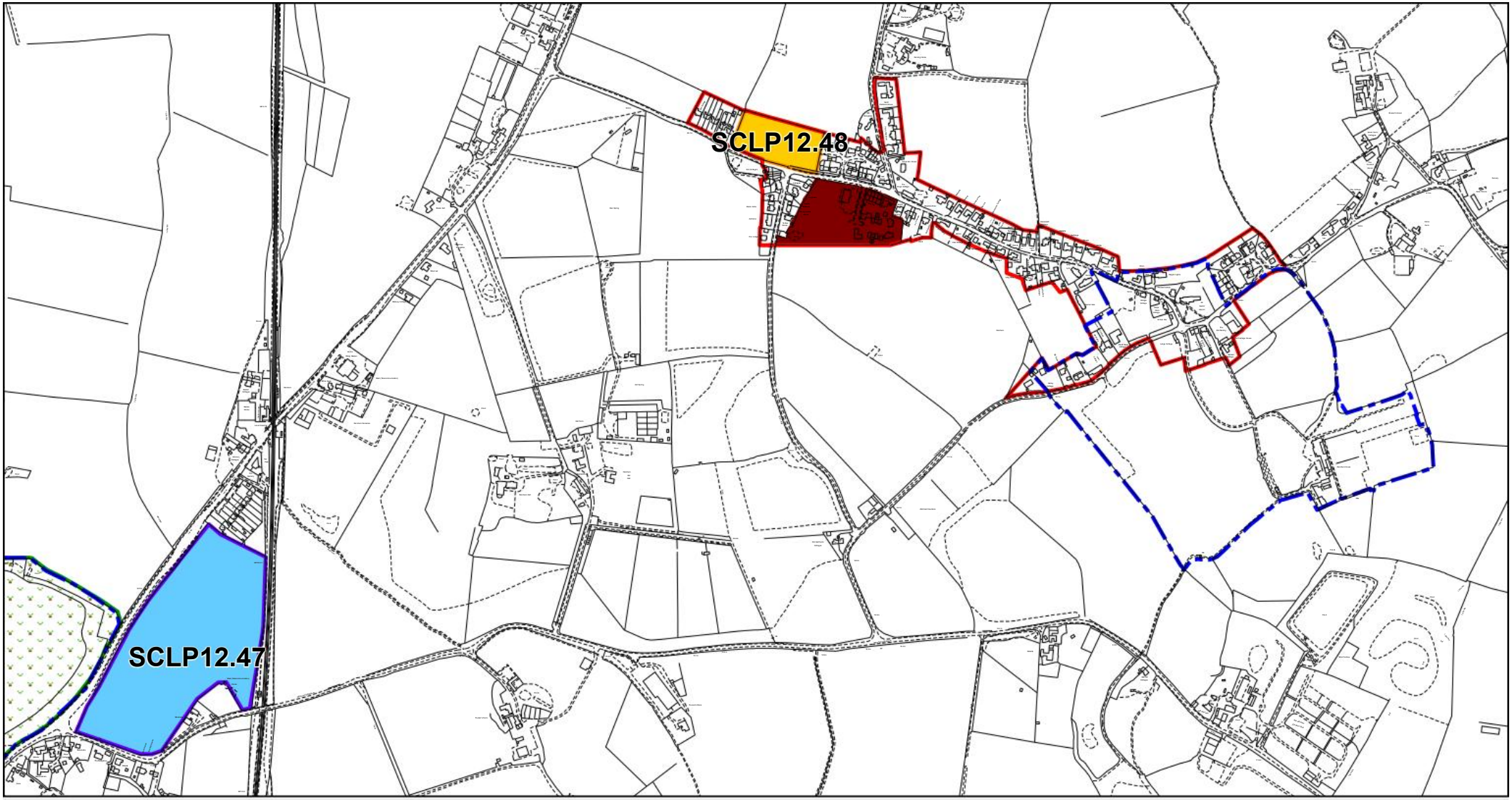
- Suffolk Coastal Local Plan Area
- SCLP11.5 Conservation Areas

16 - Cretingham

East Suffolk Council

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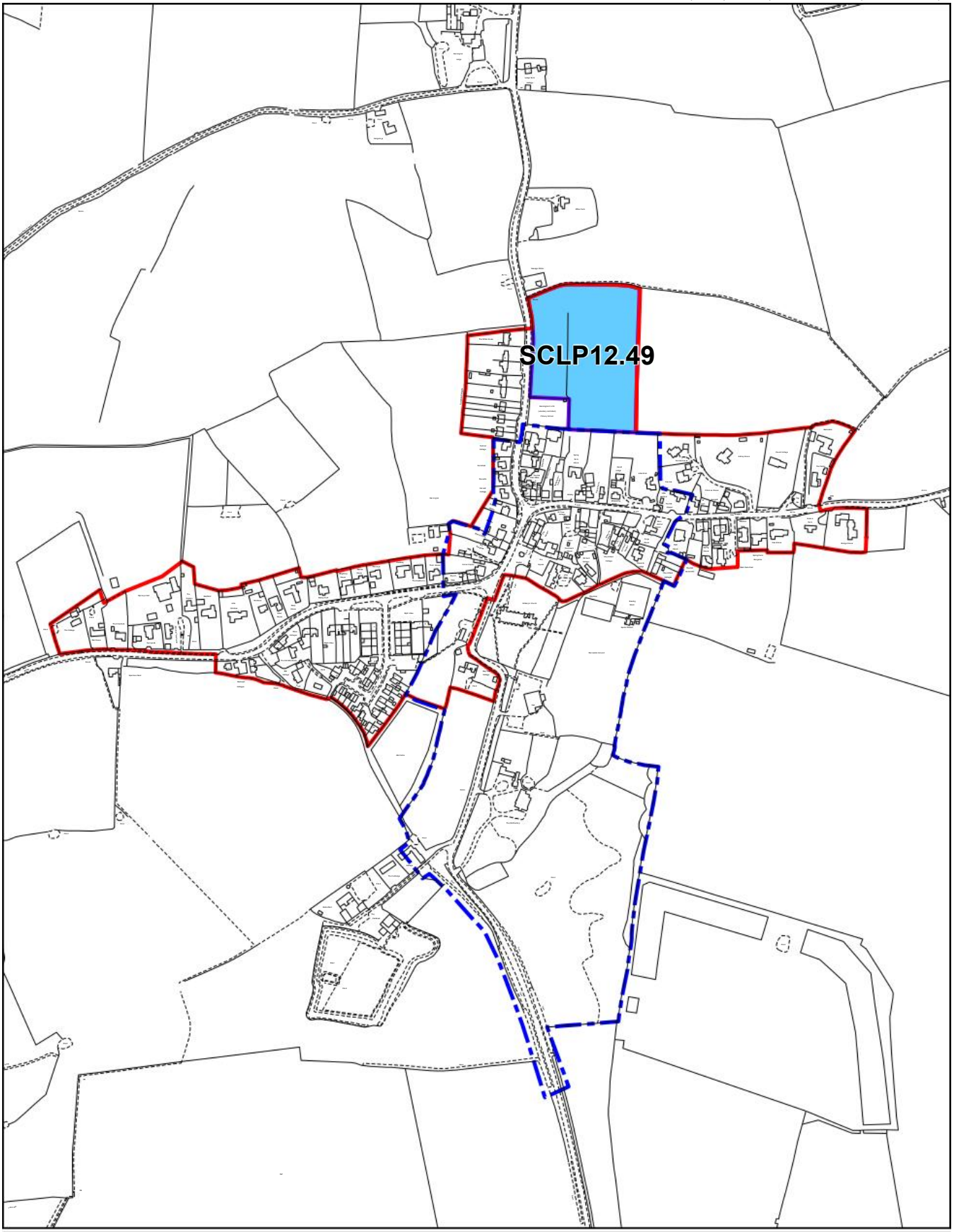
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- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Mixed Use Allocation
- Housing Permissions as at 31/03/18

17 - Darsham

East Suffolk Council

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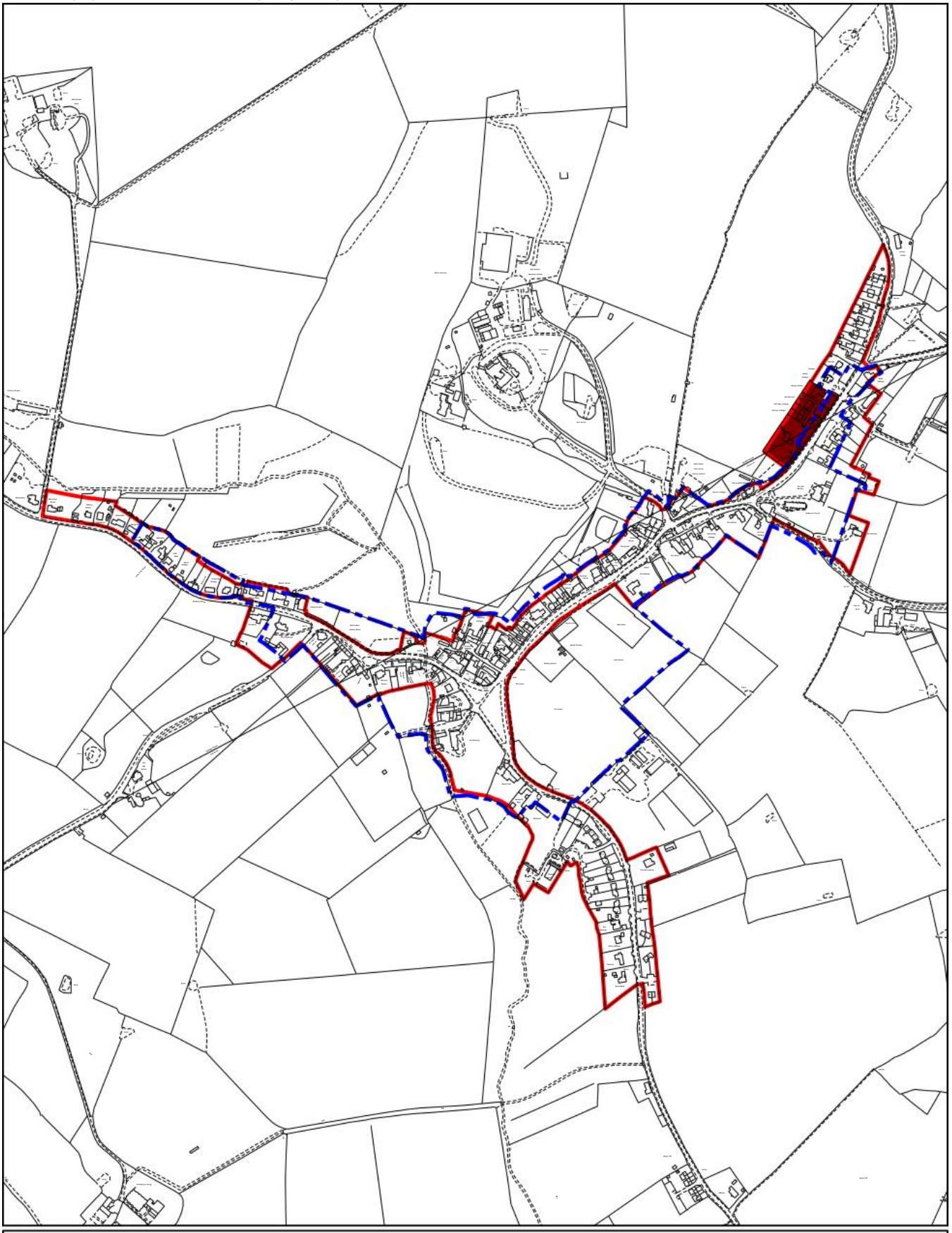
Key
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Mixed Use Allocation

18 - Dennington

East Suffolk Council

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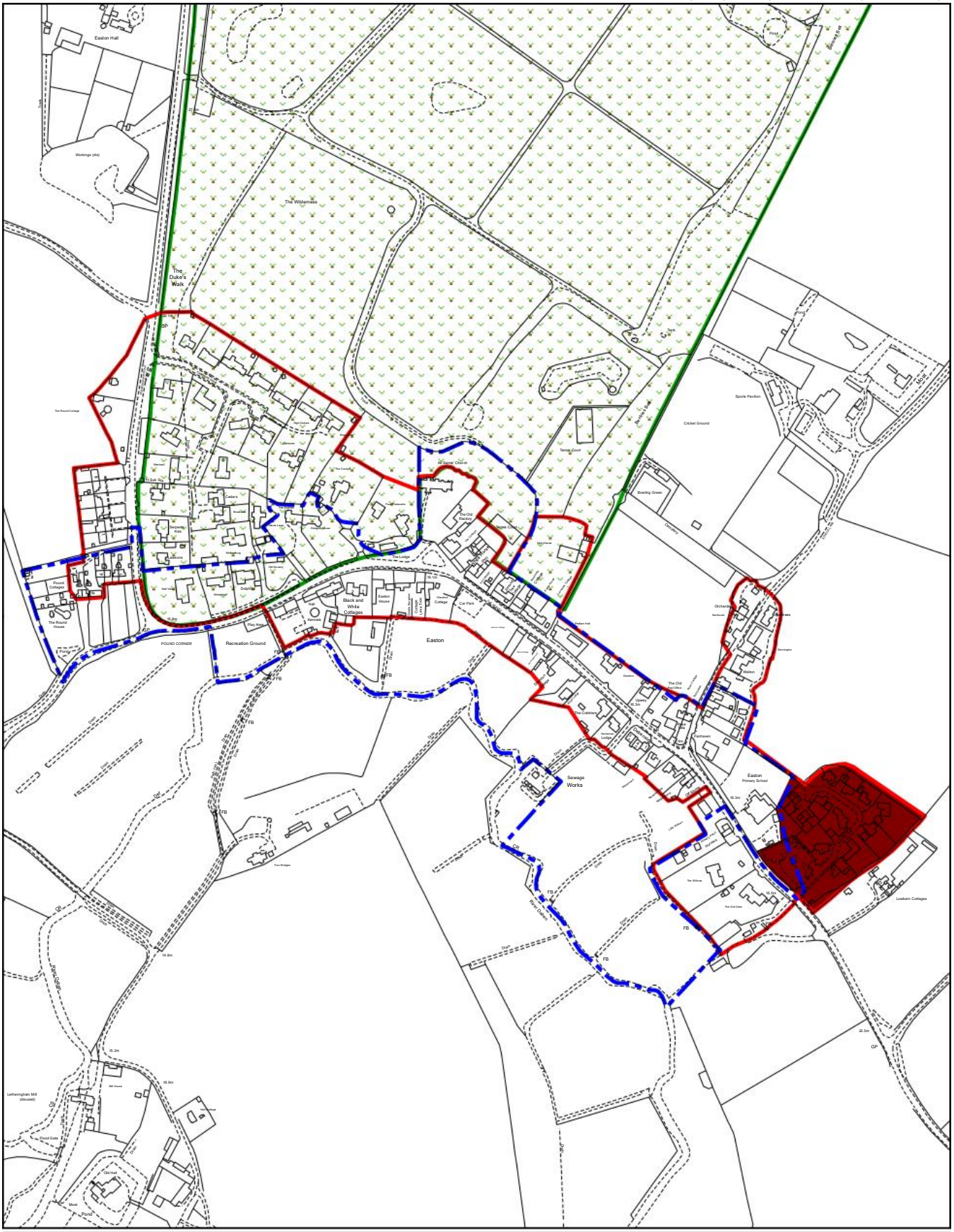
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18

19 - Earl Soham

East Suffolk Council

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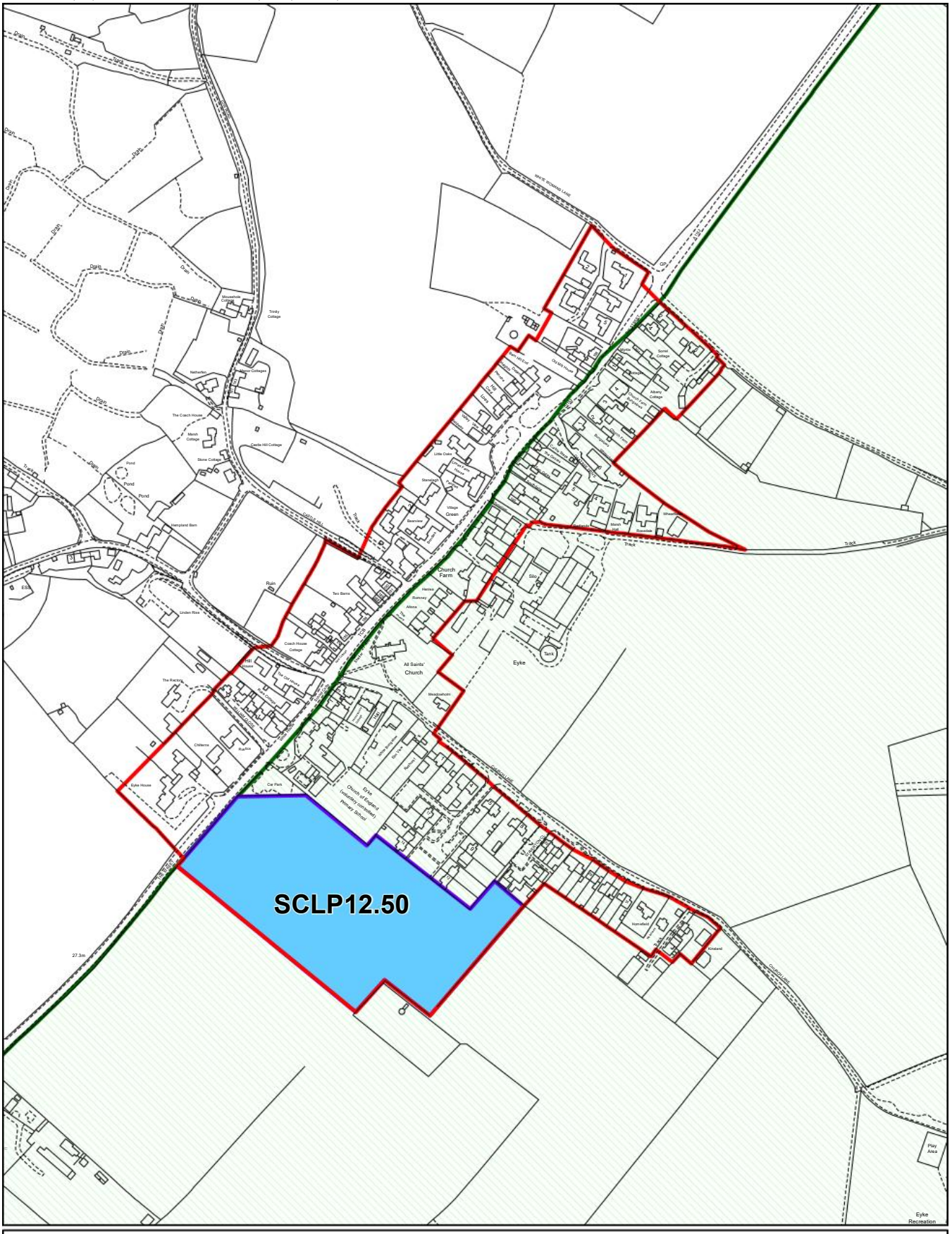
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- Housing Permissions as at 31/03/18

20 - Easton

East Suffolk Council

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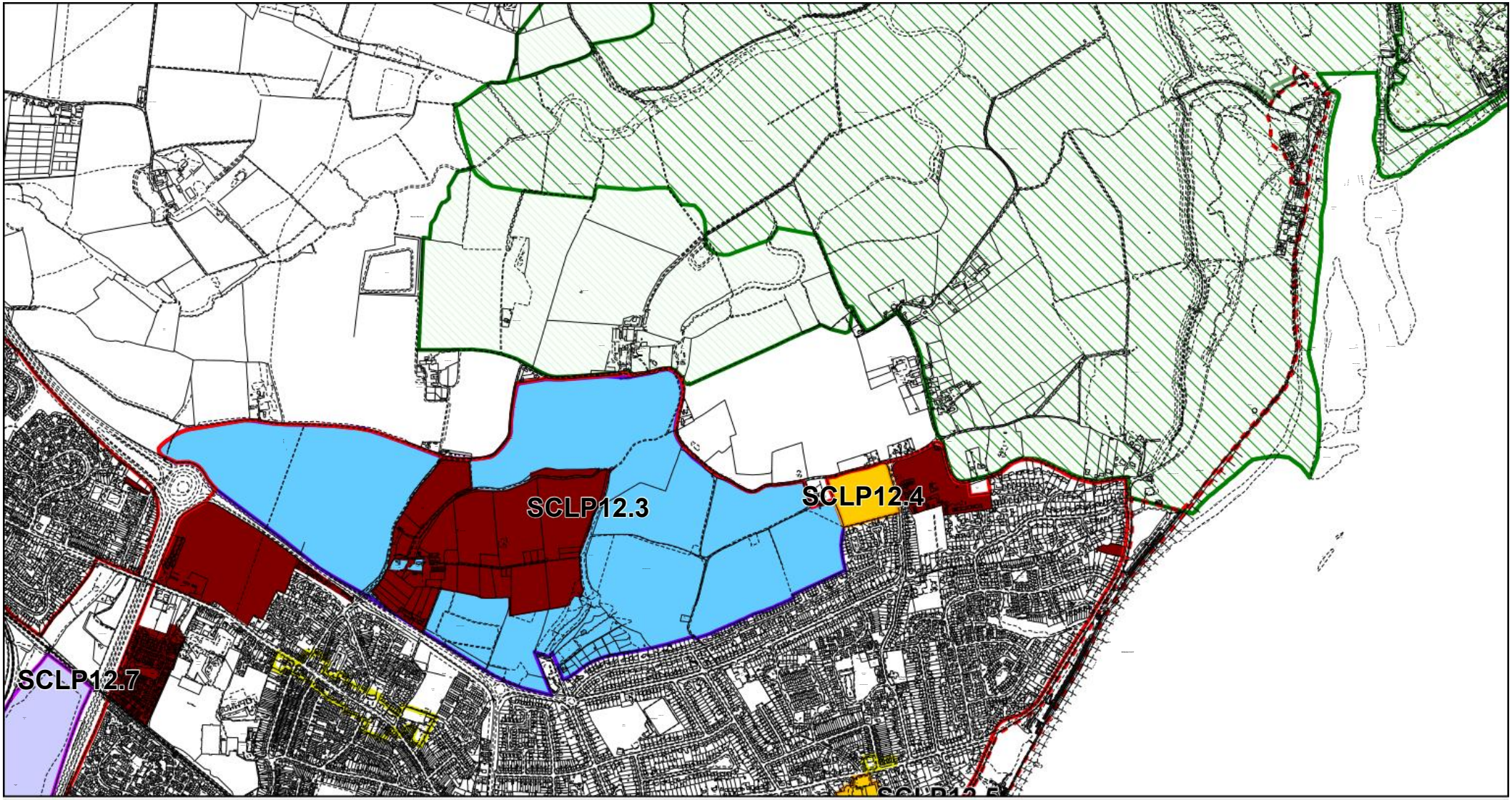
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- Mixed Use Allocation
- Area of Outstanding Natural Beauty

21 - Eyke

East Suffolk Council

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Key

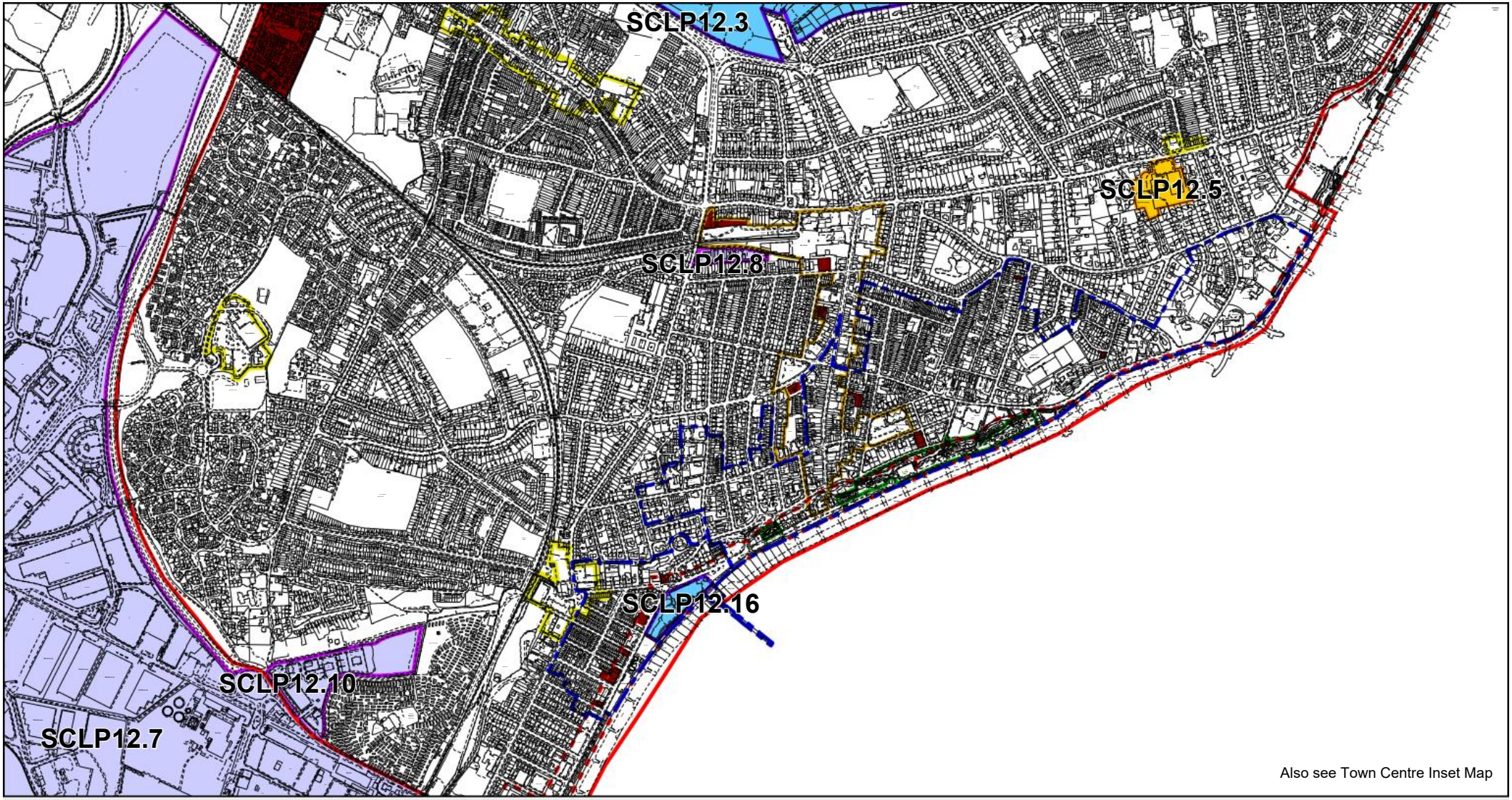
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- Mixed Use Allocation
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

22 - Felisxtowe (North)

East Suffolk Council

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Key

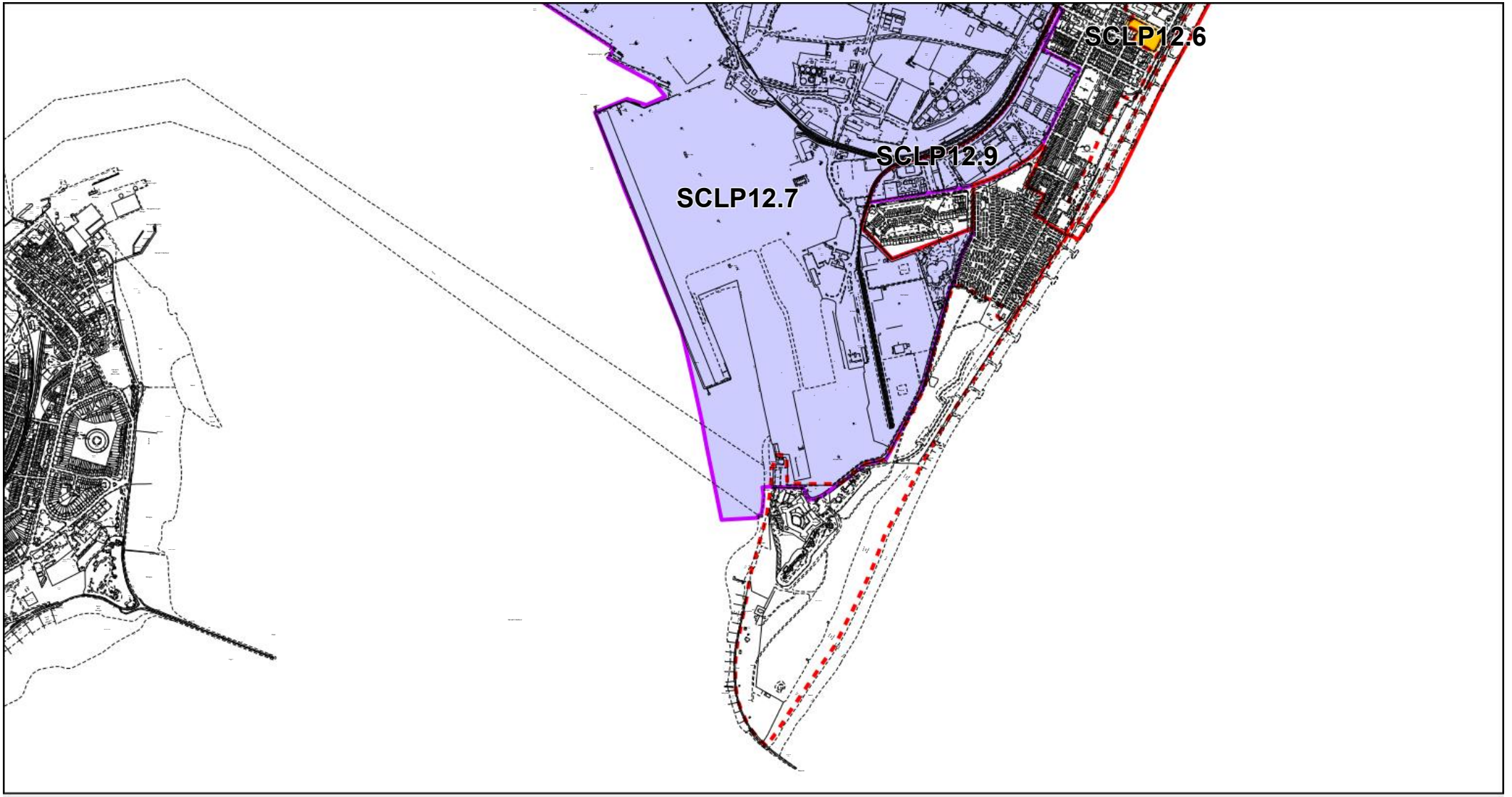
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- SCLP12.14 Spa Pavilion to Manor End
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- Employment Allocation
- Mixed Use Allocation
- Housing Permissions as at 31/03/18

23 - Felixstowe (Central)

East Suffolk Council

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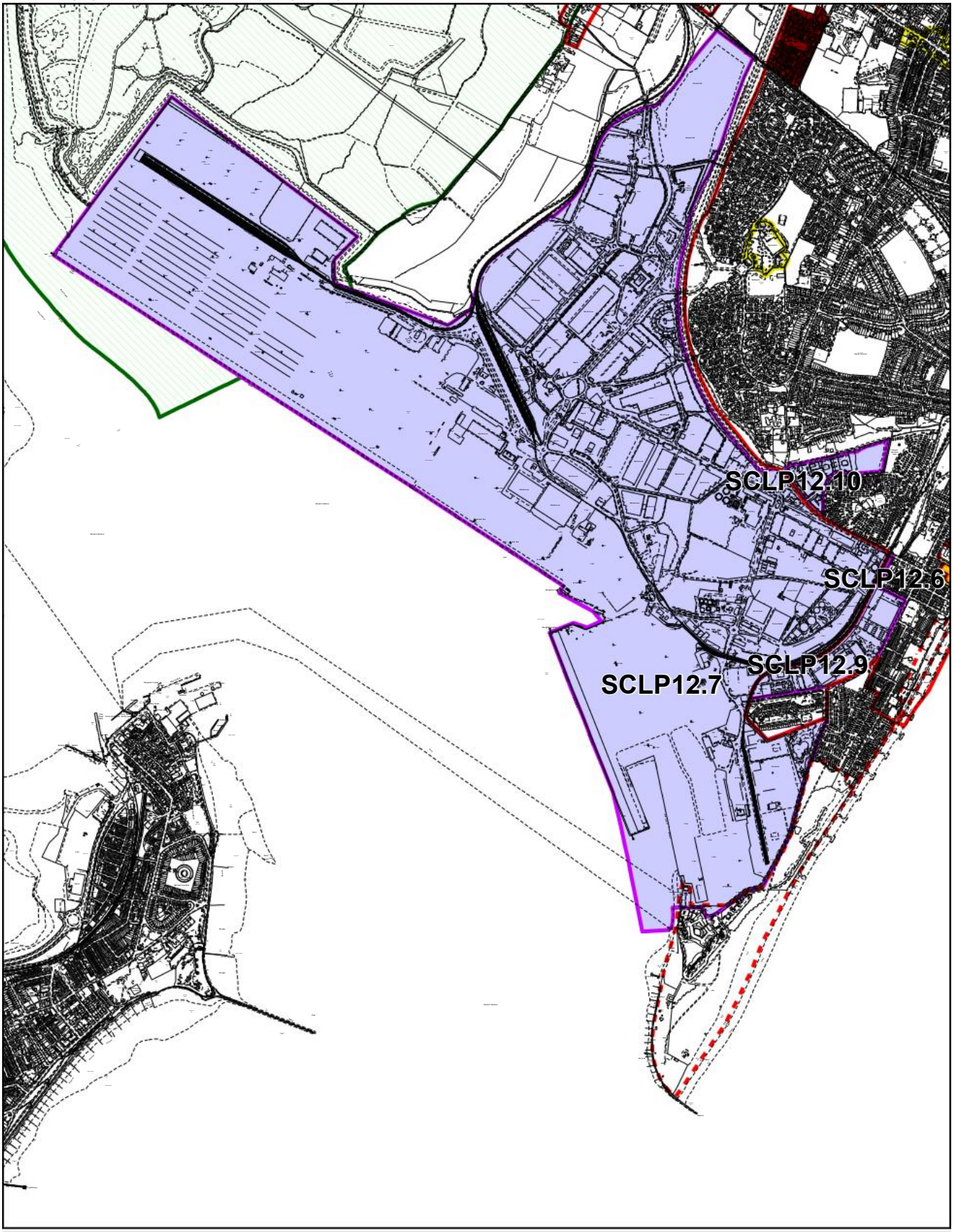
- SCLP3.3 Settlement Boundaries
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- SCLP12.15 Manor End to Landguard
- Housing Allocation
- Employment Allocation

24 - Felixstowe (South)

East Suffolk Council

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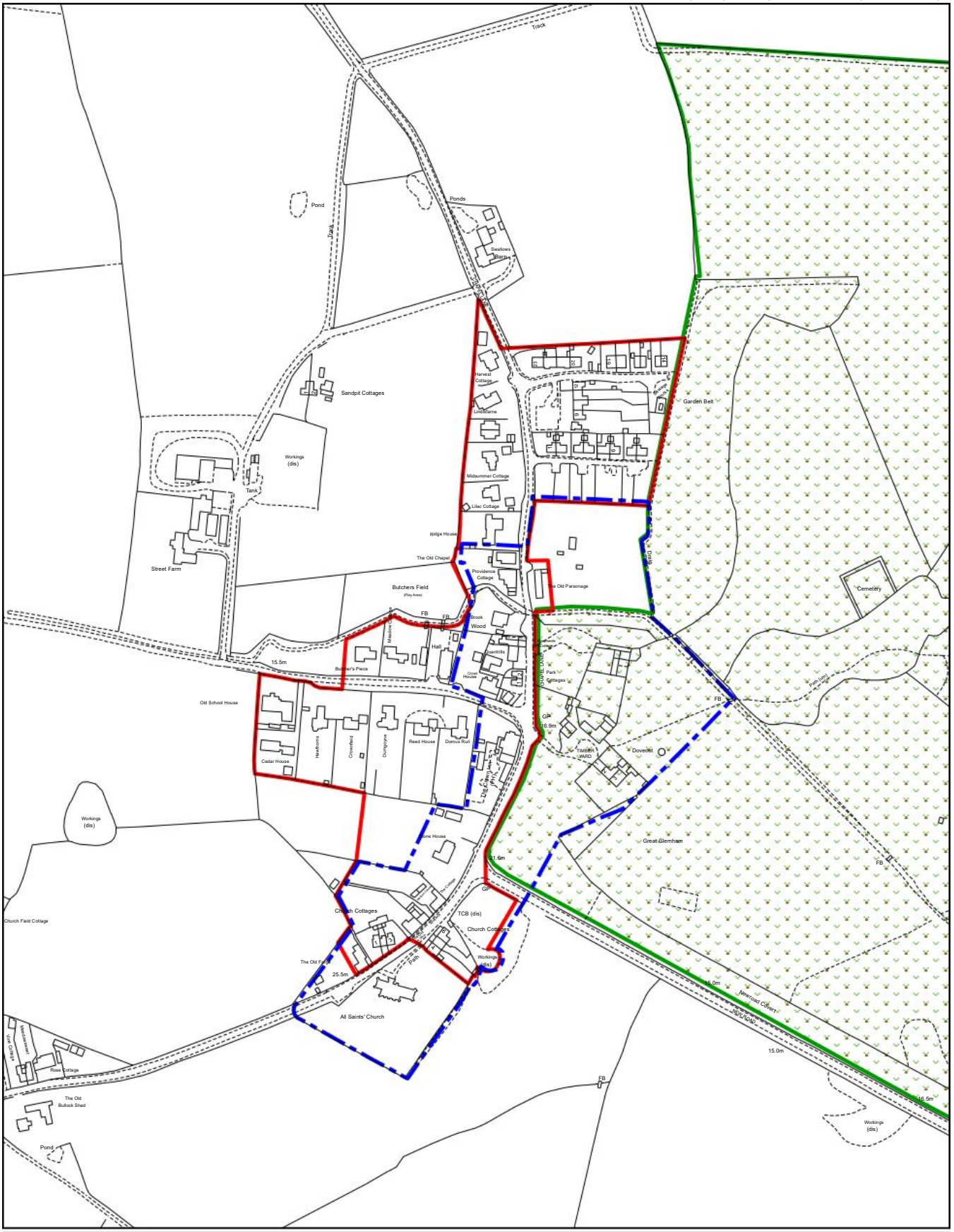
- SCLP3.3 Settlement Boundaries
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- SCLP12.15 Manor End to Landguard
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- Employment Allocation
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

25 - Port of Felixstowe

East Suffolk Council

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Key

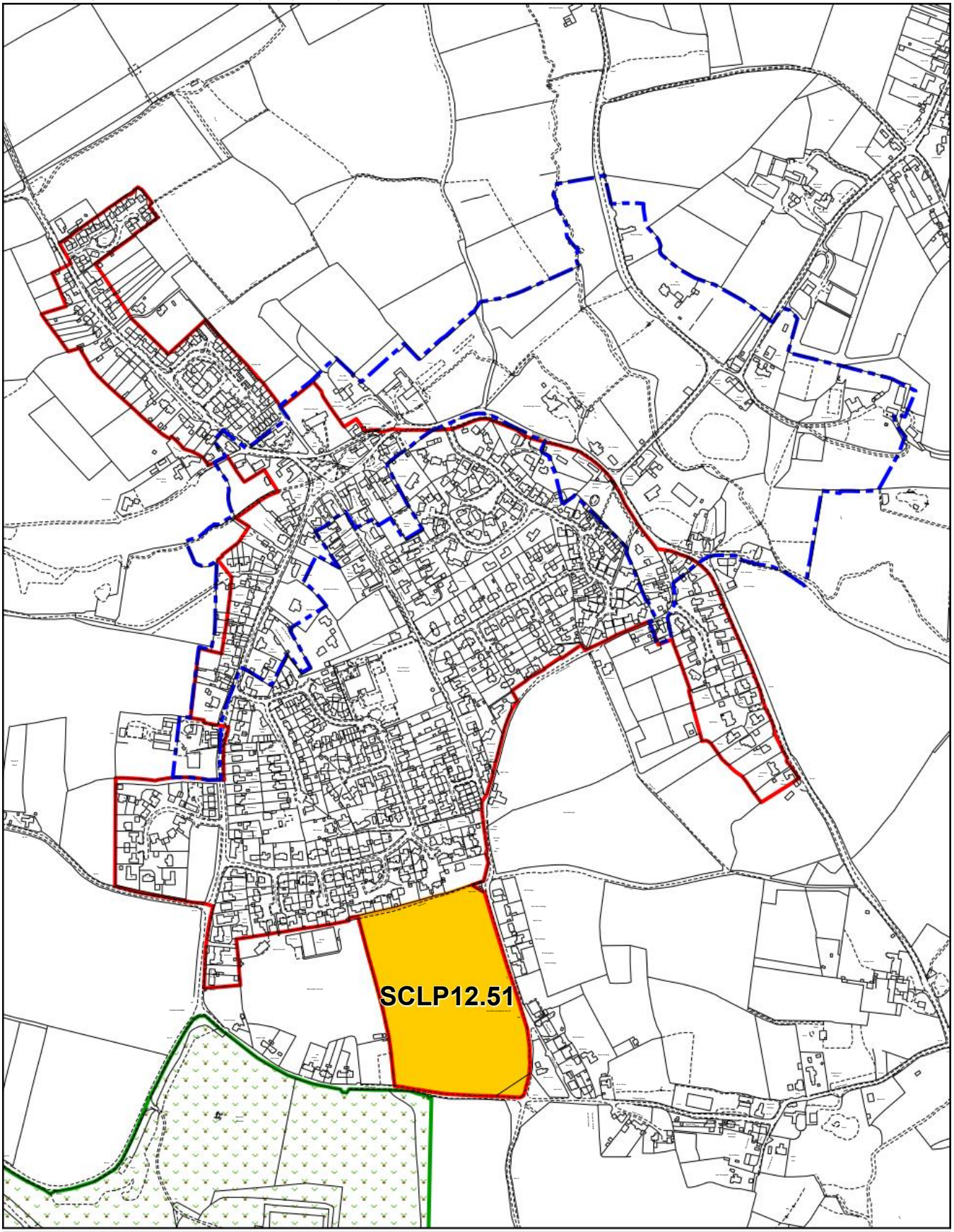
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens

26 - Great Glemham

East Suffolk Council

Scale 1:4,000

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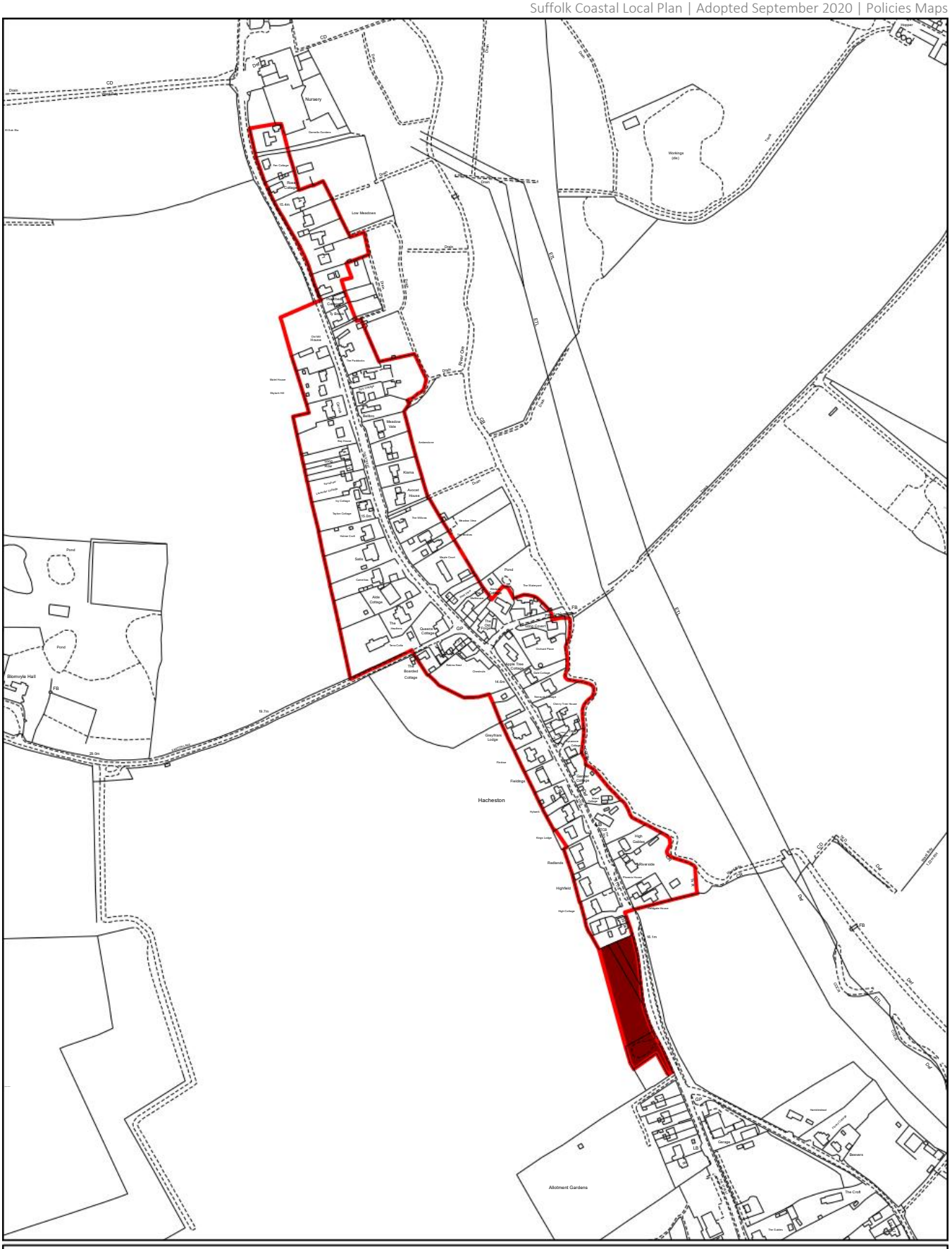
Key
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation

27 - Grundisburgh

East Suffolk Council

Scale 1:7,500

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Key

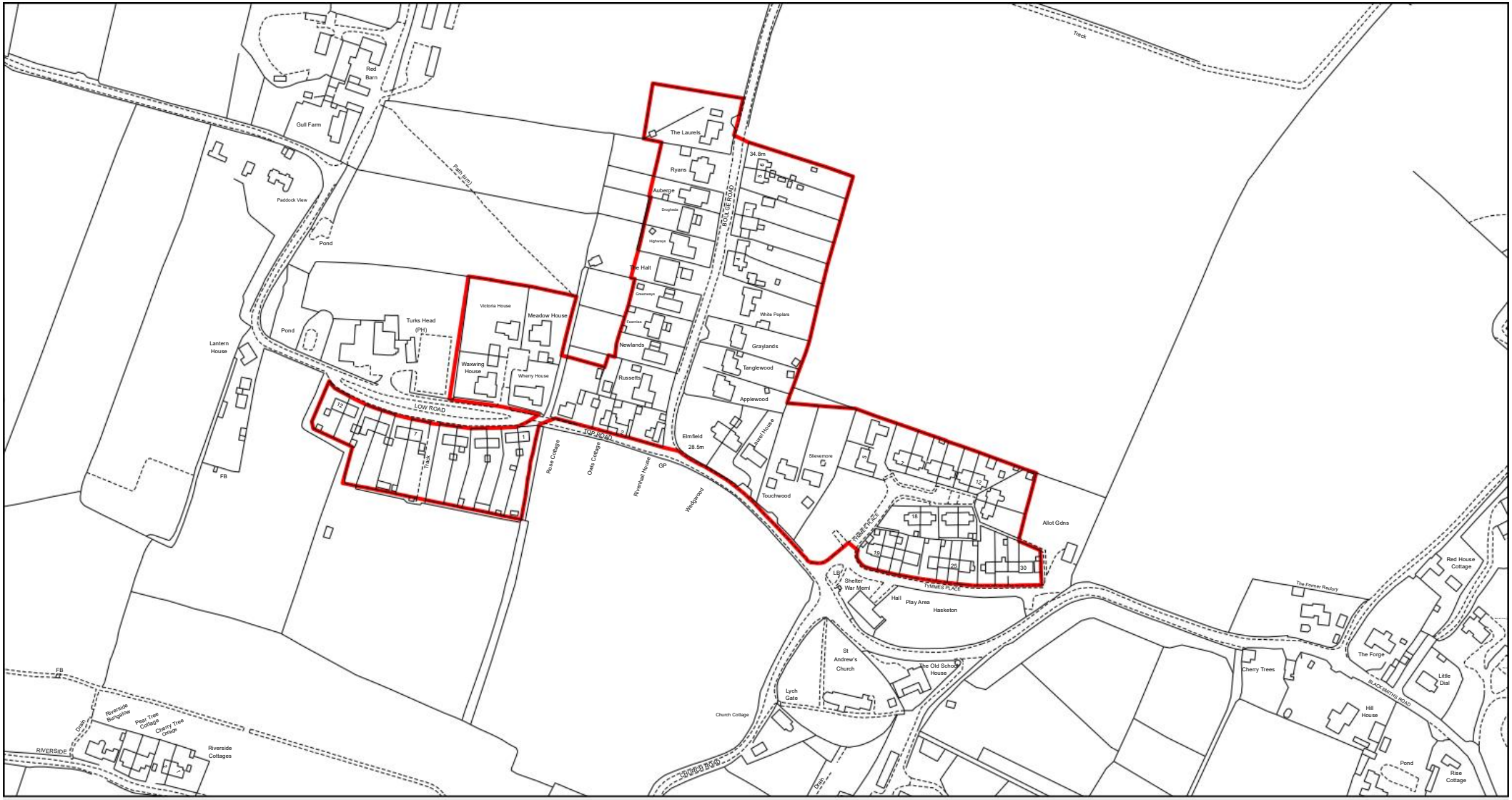
- SCLP3.3 Settlement Boundaries
- Housing Permissions as at 31/03/18

28 - Hacheston

East Suffolk Council

Scale 1:5,500

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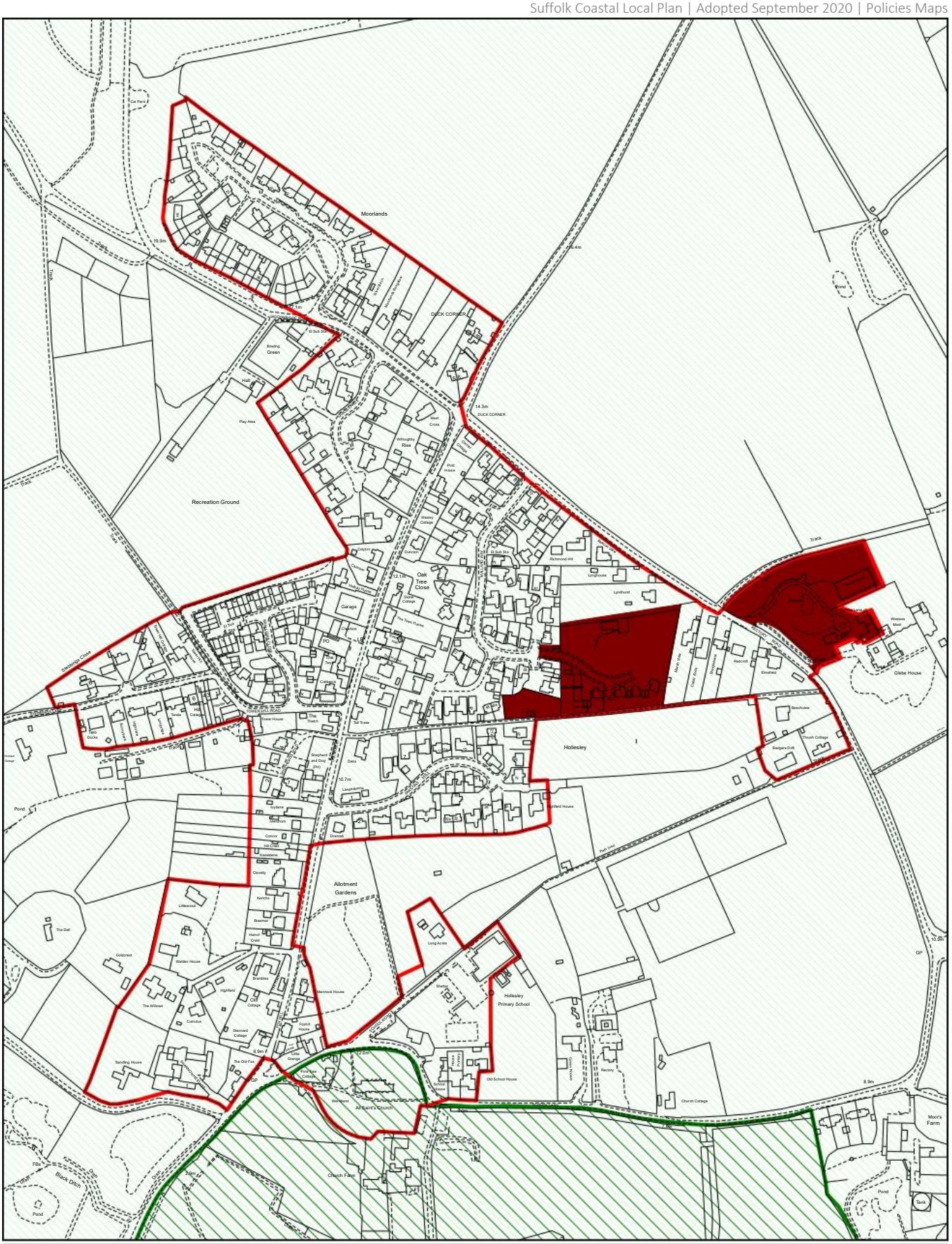
Key SCLP3.3 Settlement Boundaries

29 - Hasketon

East Suffolk Council

Scale 1:3,500

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Key

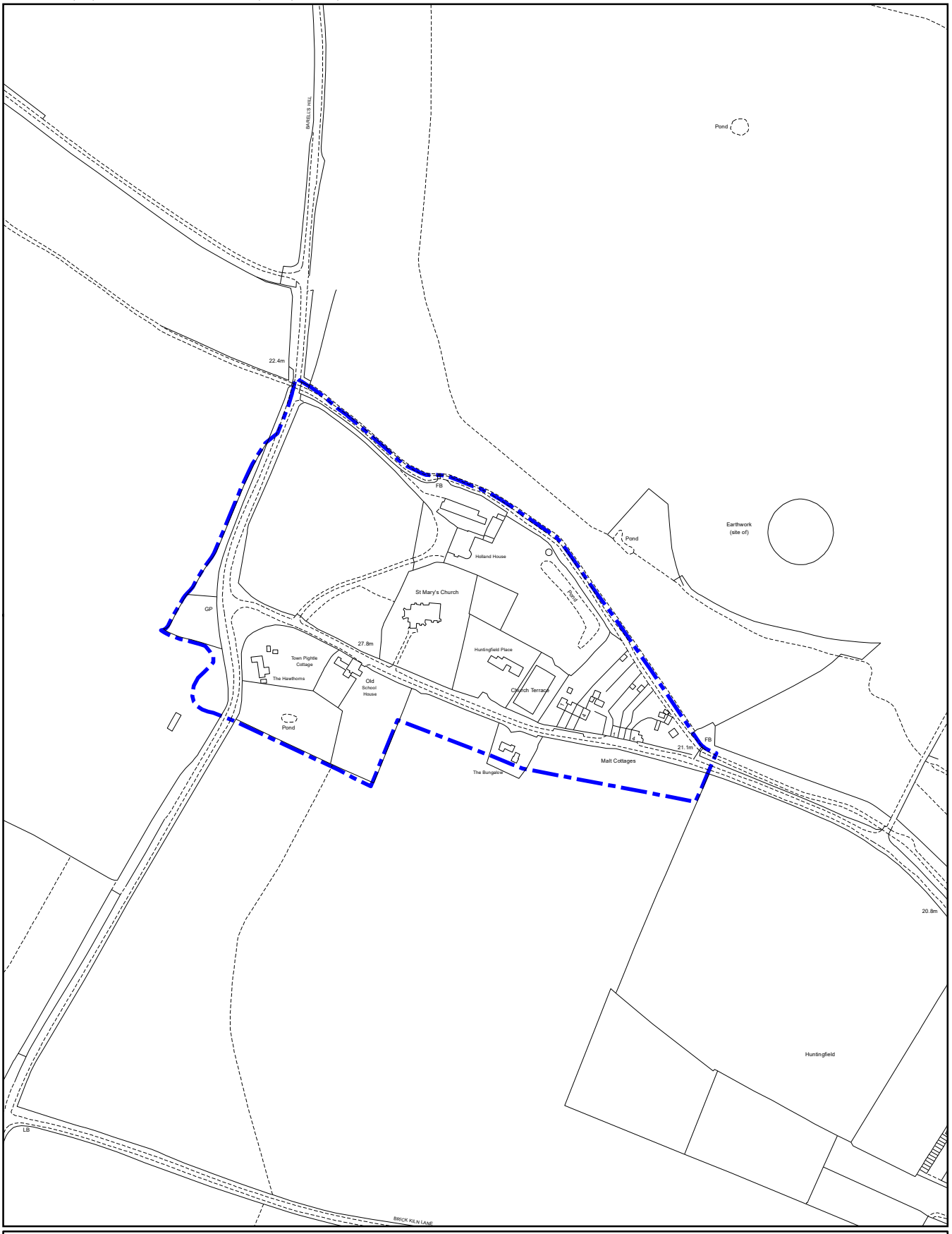
- SCLP3.3 Settlement Boundaries
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

30 - Hollesley

East Suffolk Council

Scale 1:5,000

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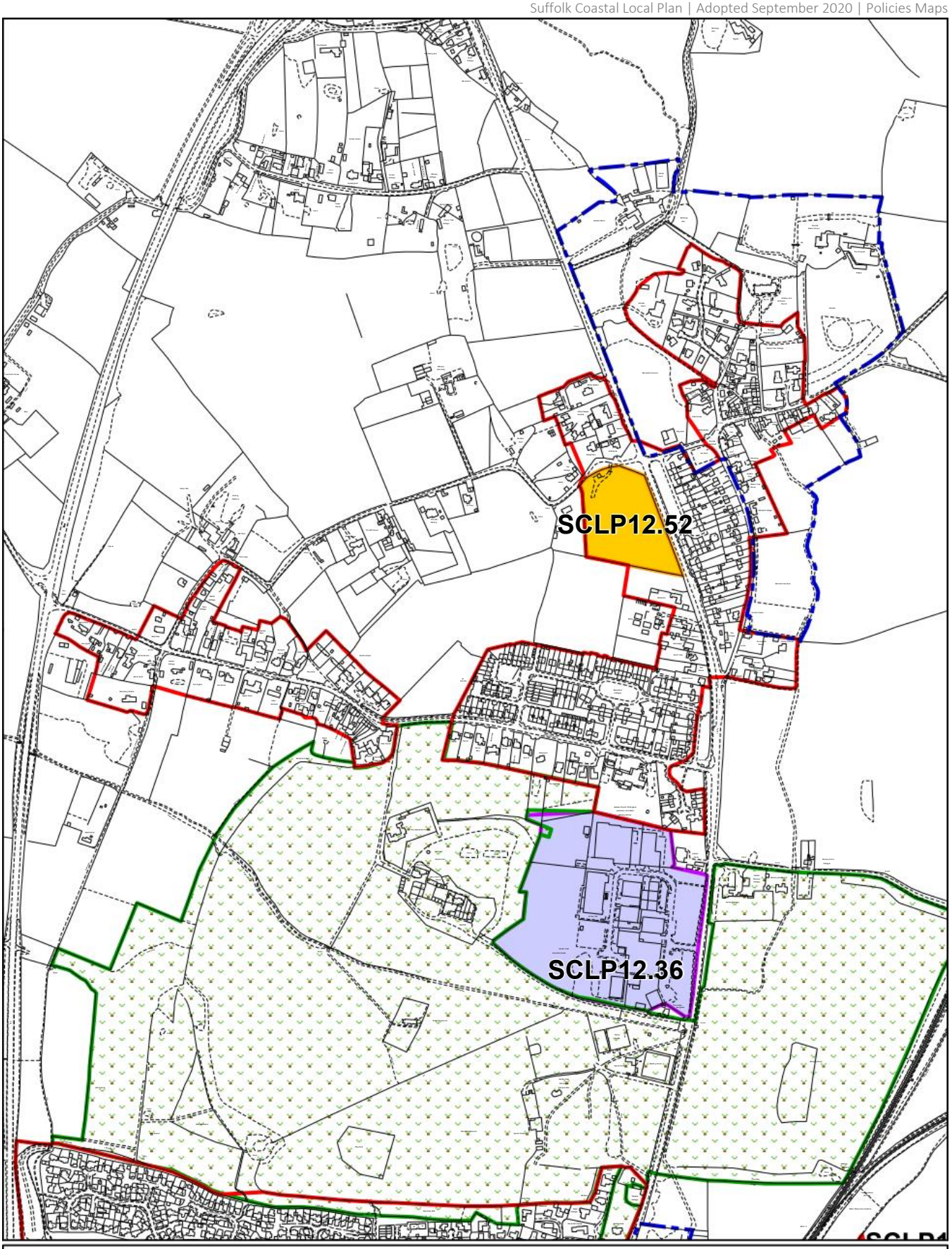
Key SCLP11.5 Conservation Areas

31 - Huntingfield

East Suffolk Council

Scale 1:4,000

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Key

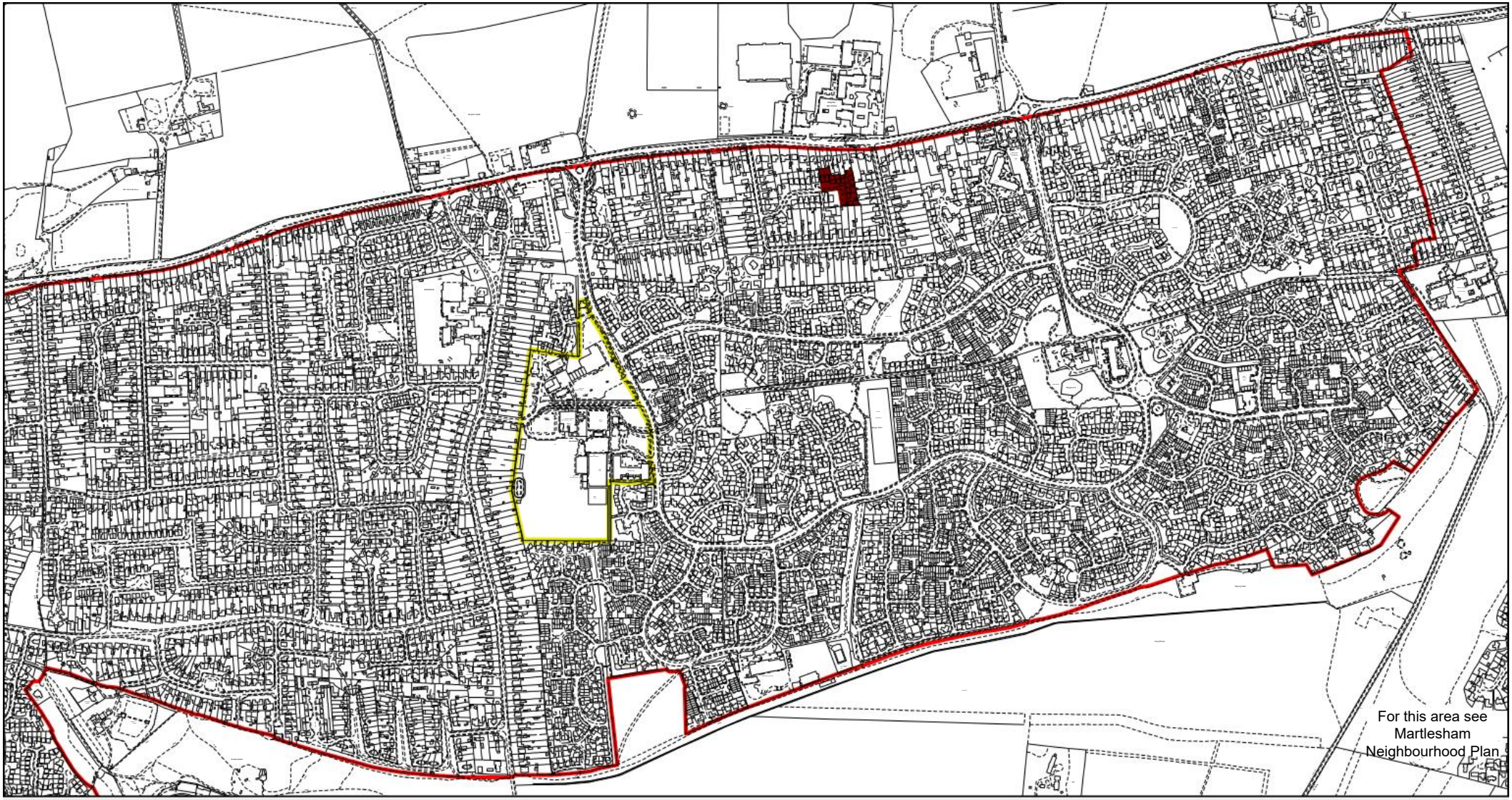
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Employment Allocation

32 - Kelsale cum Carlton

East Suffolk Council

Scale 1:8,500

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Key

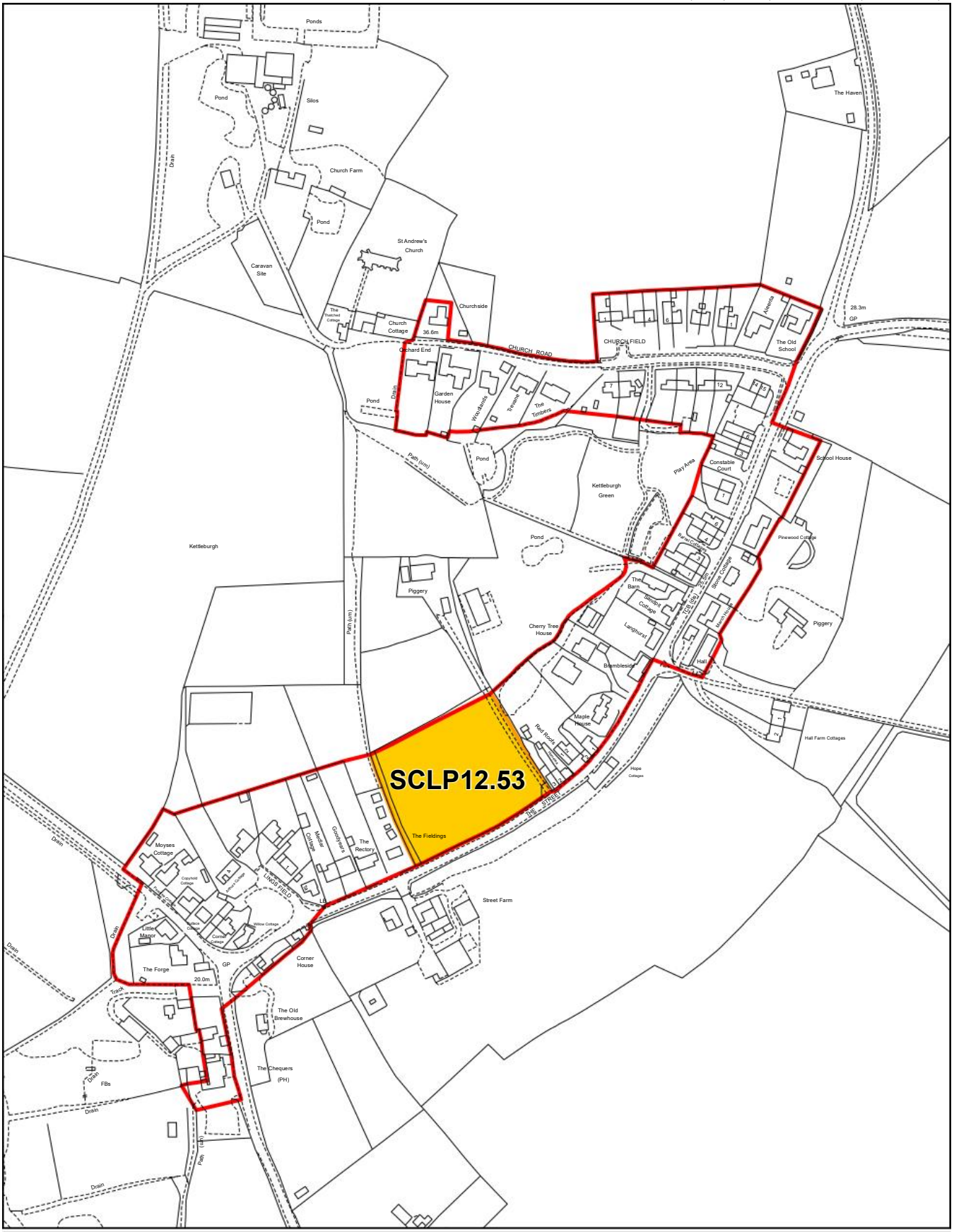
- SCLP3.3 Settlement Boundaries
- SCLP4.12 District and Local Centres and Local Shops
- Housing Permissions as at 31/03/18

33 - Kesgrave (with parts of Rushmere & Martlesham)

East Suffolk Council

Scale 1:11,000

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Key

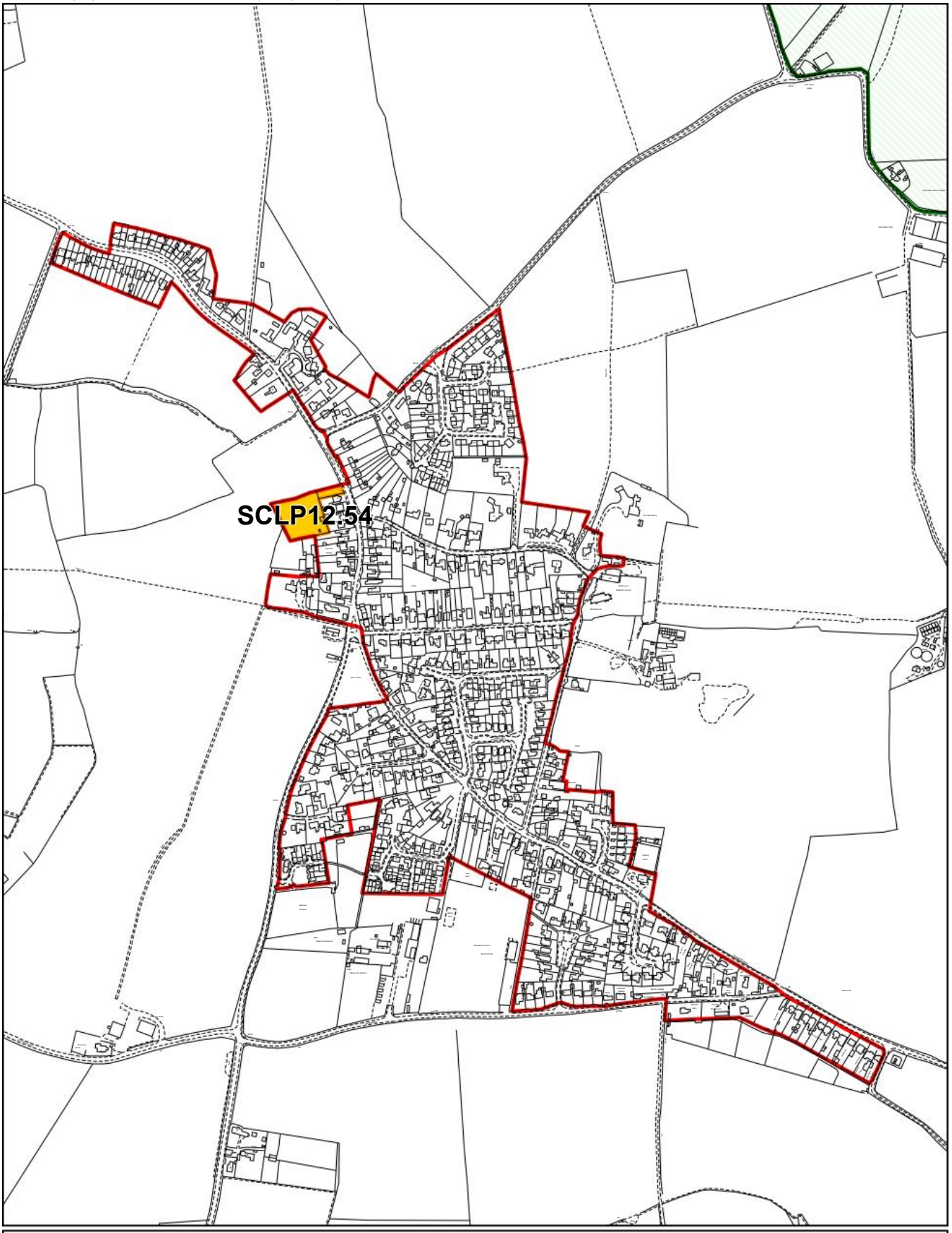
- SCLP3.3 Settlement Boundaries
- Housing Allocation

34 - Kettleburgh

East Suffolk Council

Scale 1:3,500

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Key

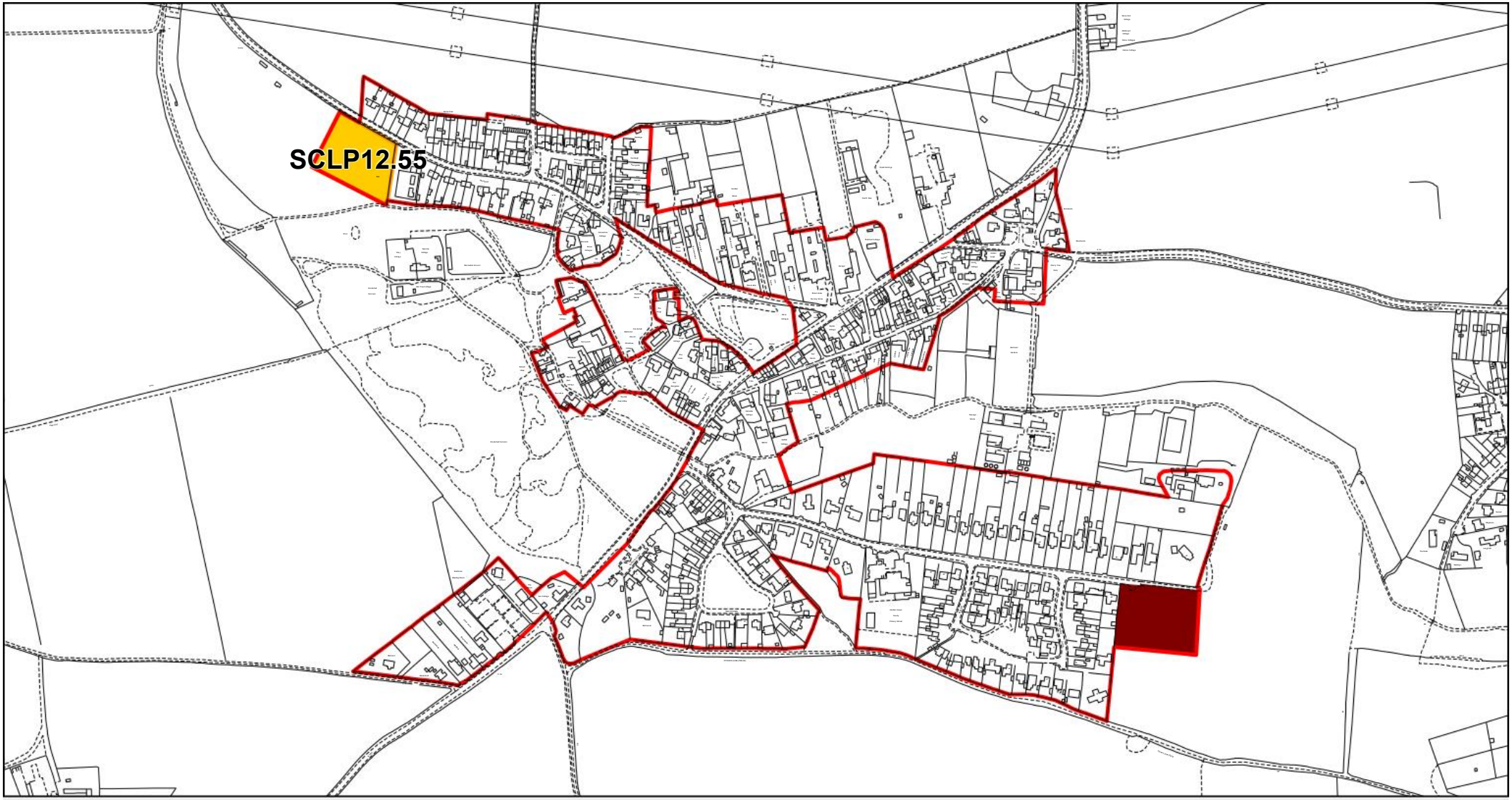
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Area of Outstanding Natural Beauty

35 - Kirton (with part of Falkenham)

East Suffolk Council

Scale 1:8,000

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Key

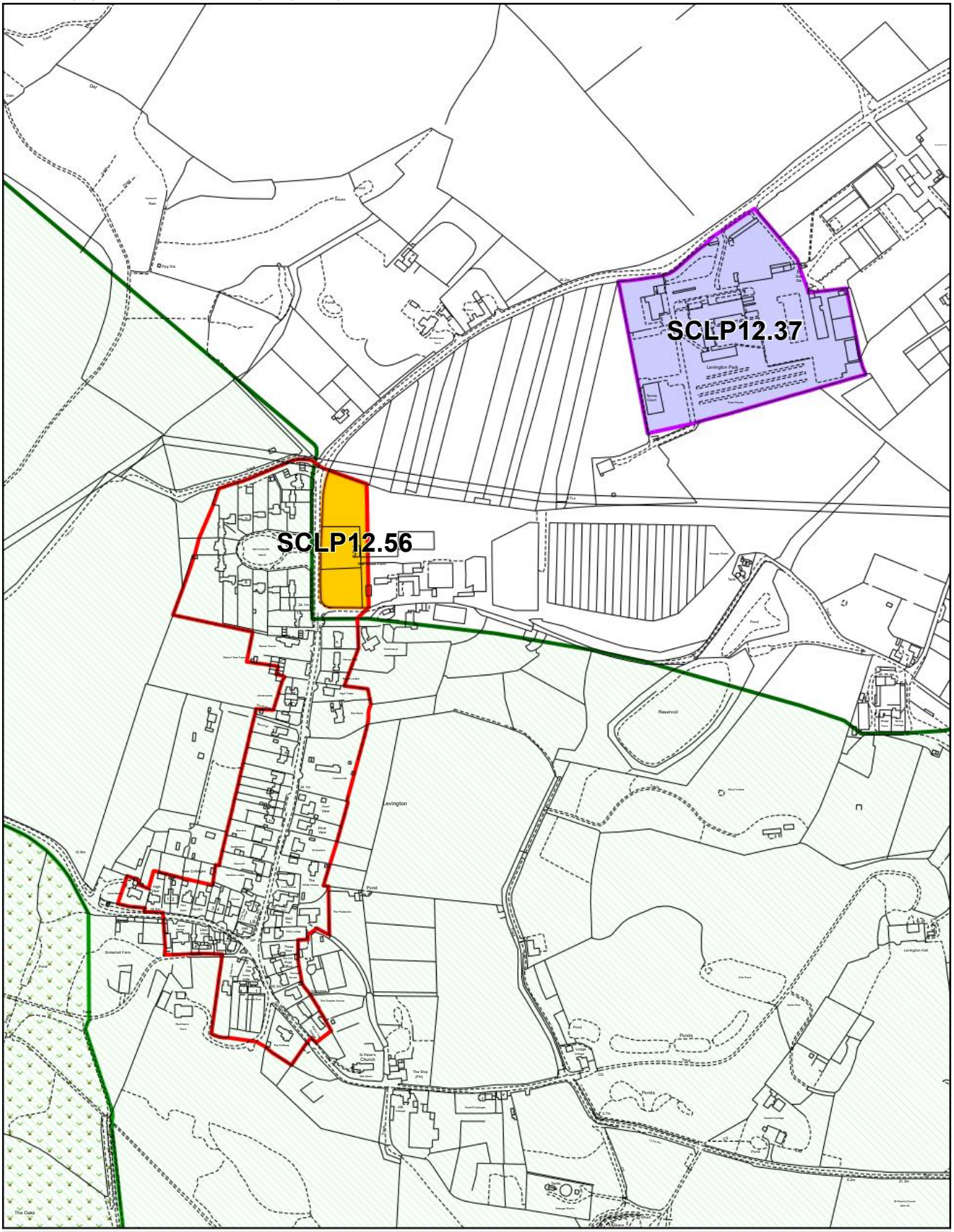
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

36 - Knodishall

East Suffolk Council

Scale 1:6,500

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Key

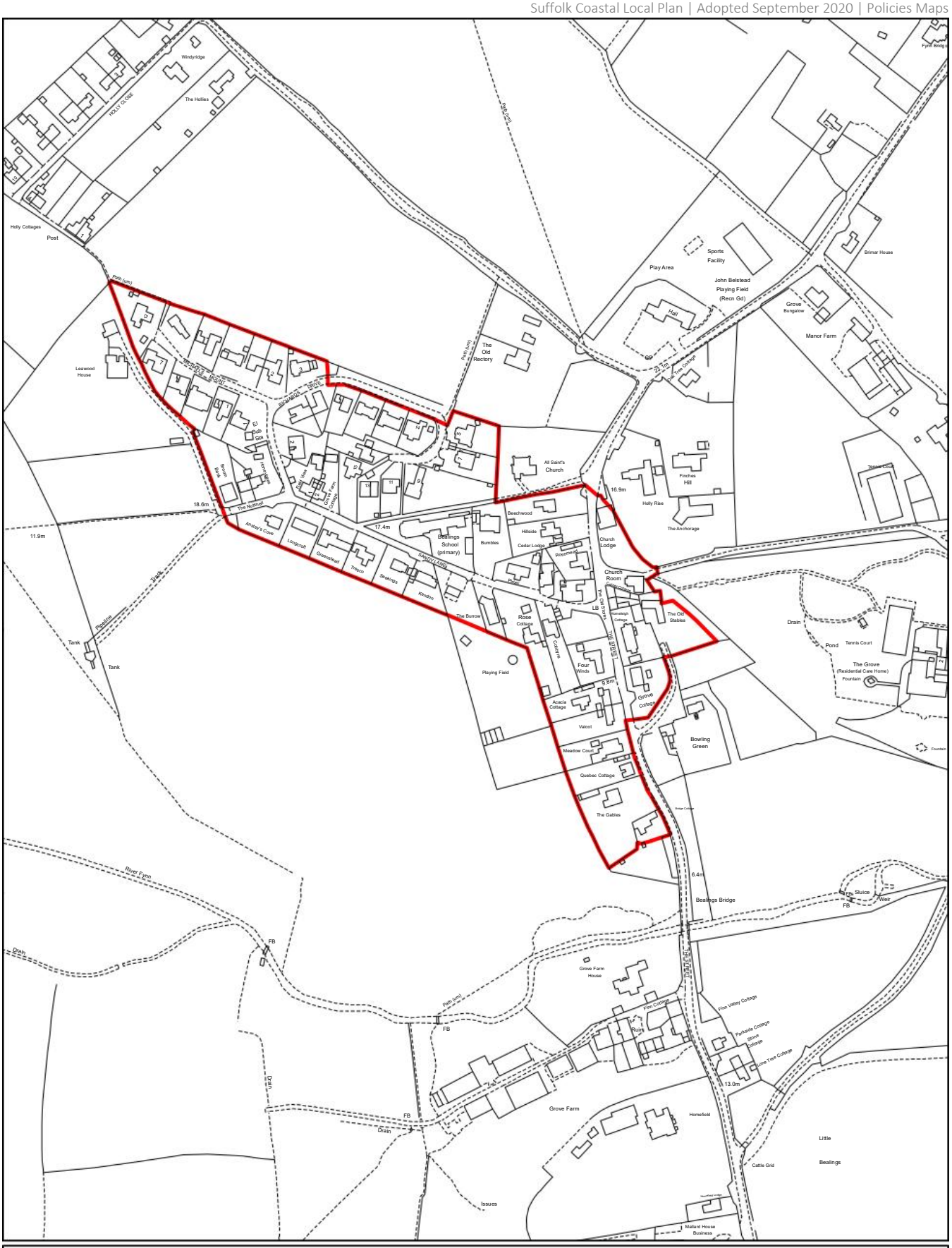
- SCLP3.3 Settlement Boundaries
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Employment Allocation
- Area of Outstanding Natural Beauty

37 - Levington

East Suffolk Council

Scale 1:6,000

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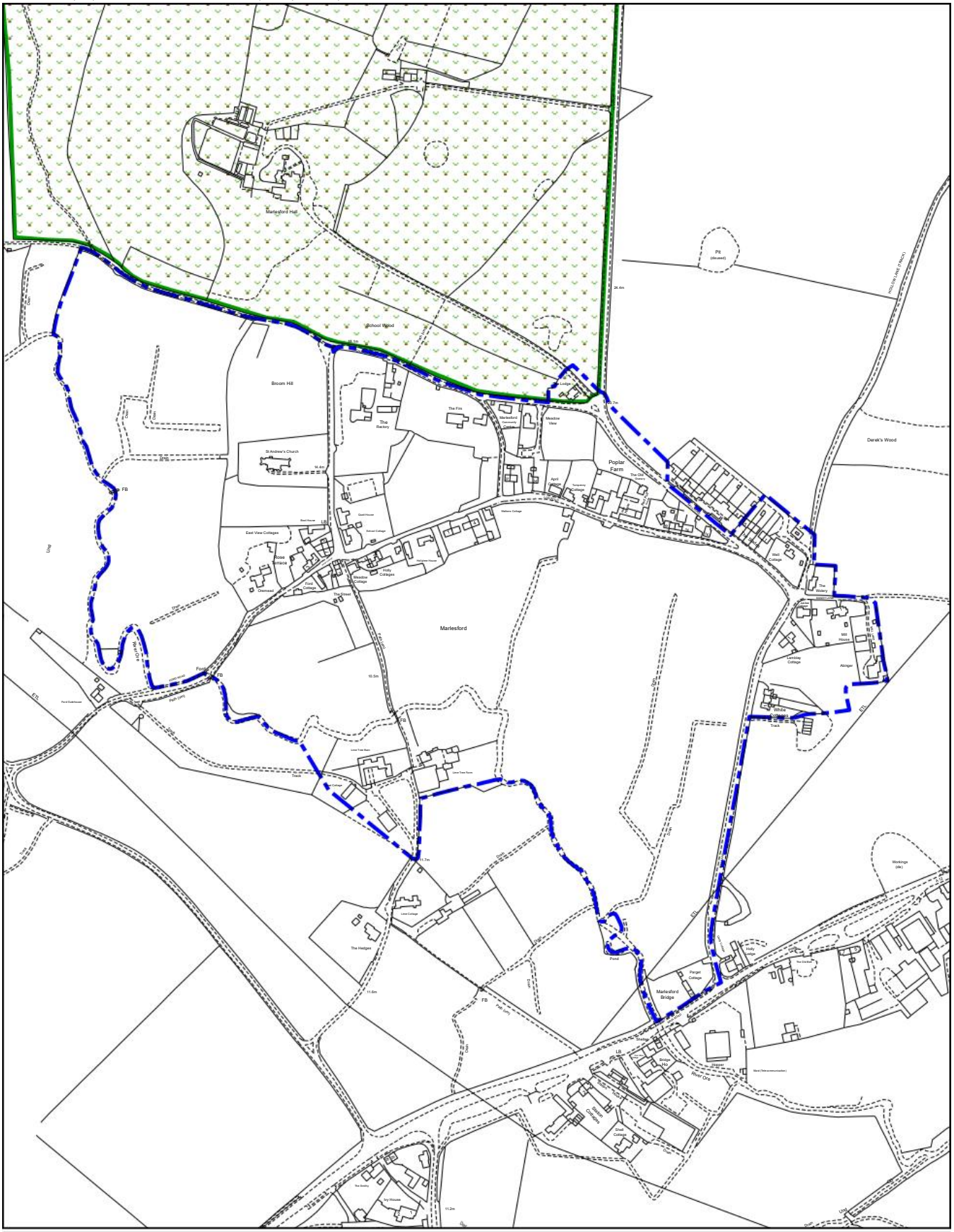


38 - Little Bealings

East Suffolk Council

Scale 1:4,000

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Key

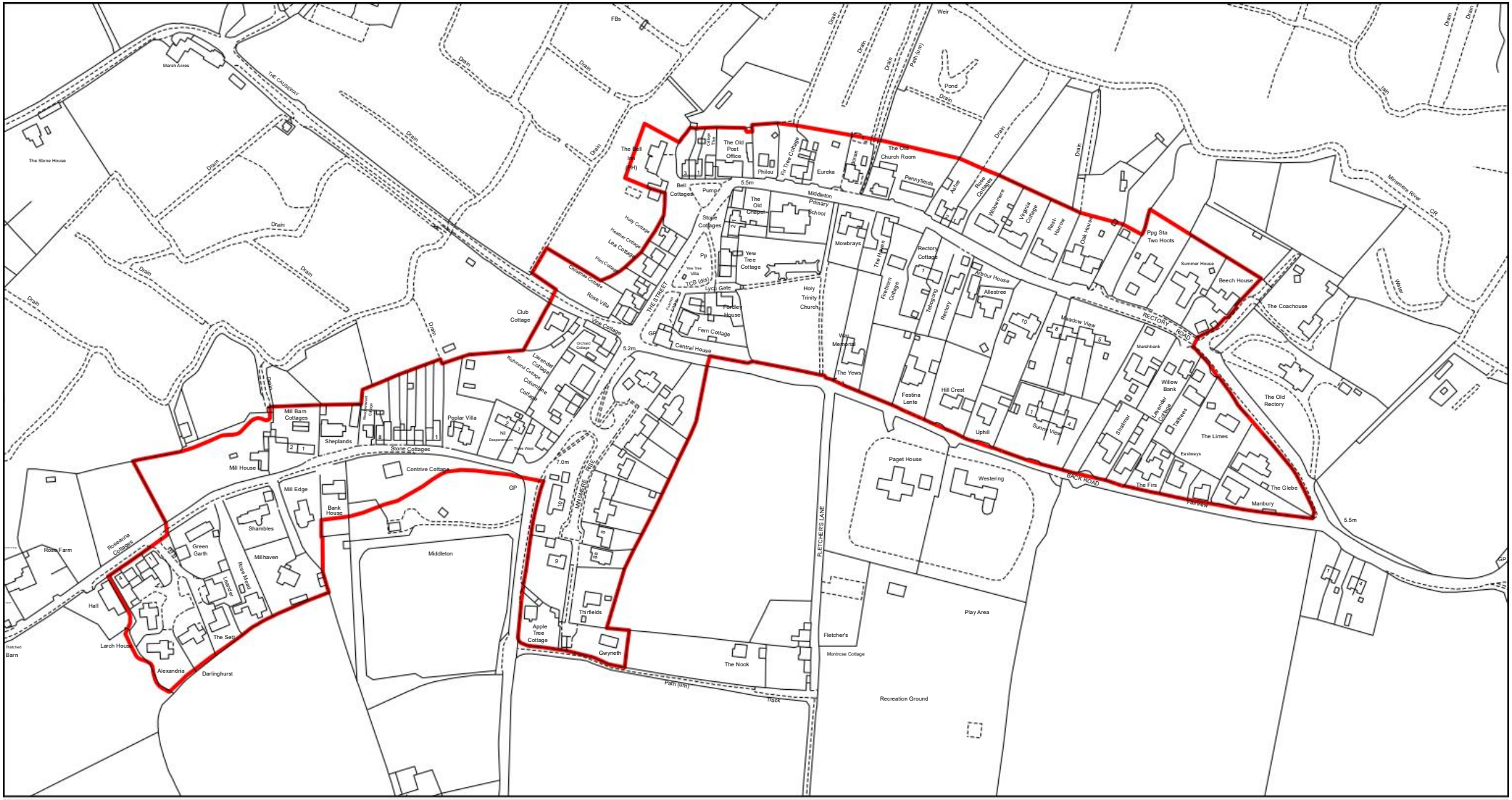
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens

39 - Marlesford

East Suffolk Council

Scale 1:5,500

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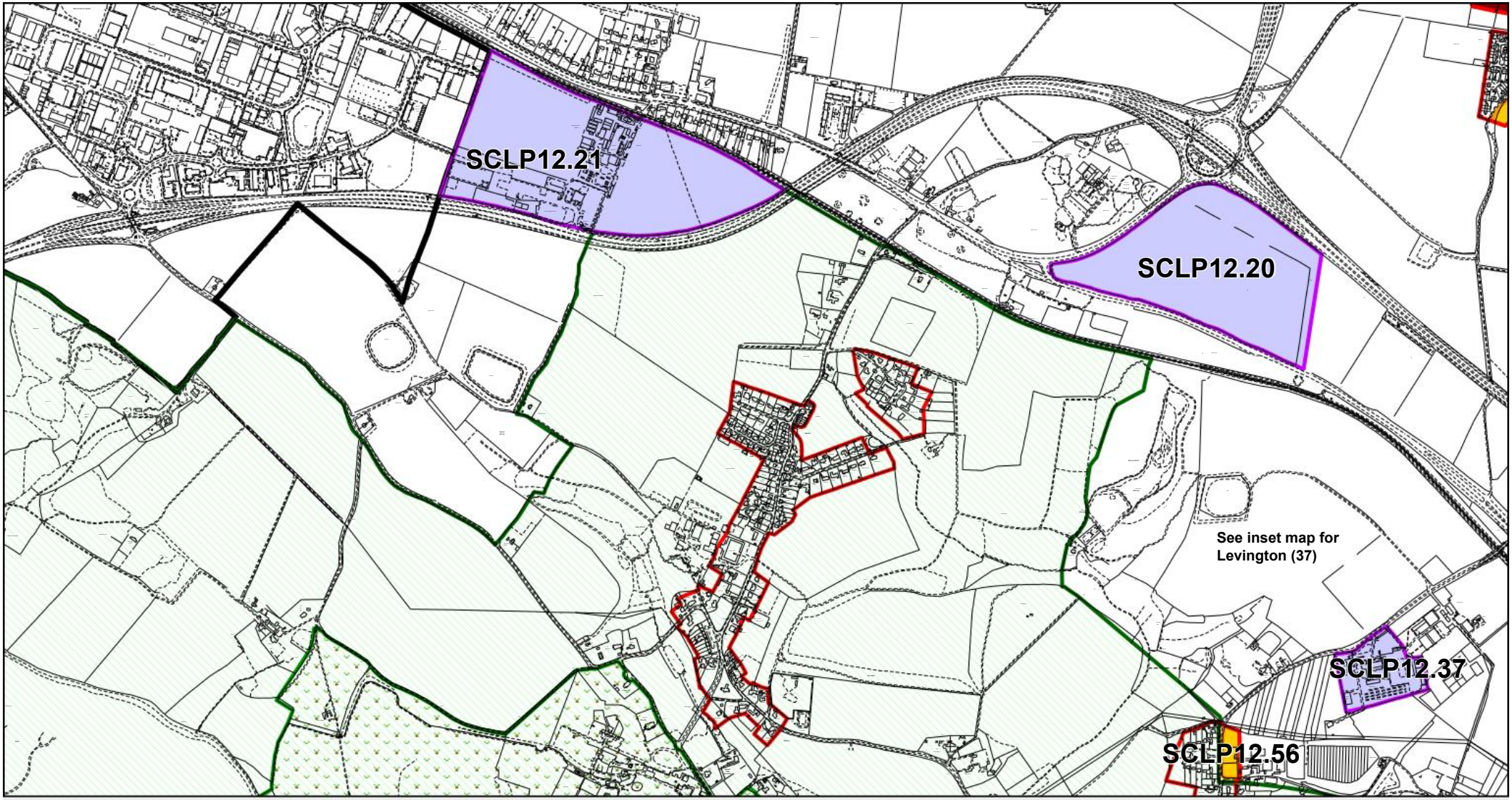
Key SCLP3.3 Settlement Boundaries

40 - Middleton

East Suffolk Council

Scale 1:3,500

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Key

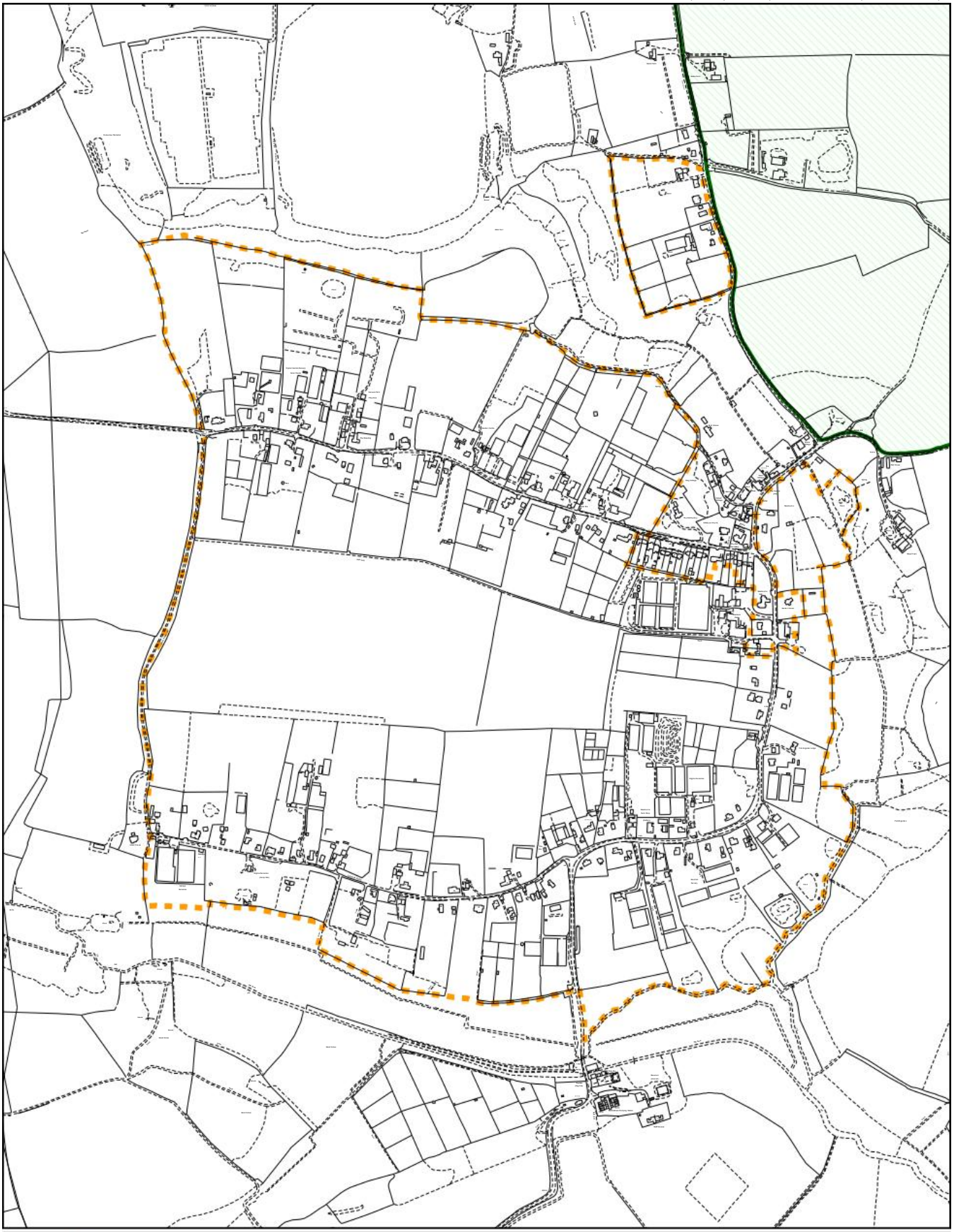
- Suffolk Coastal Local Plan Area
- SCLP3.3 Settlement Boundaries
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Employment Allocation
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

41 - Nacton (with parts of Purdis Farm & Levington)

East Suffolk Council

Scale 1:16,000

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Key

SCLP11.9 Newbourne

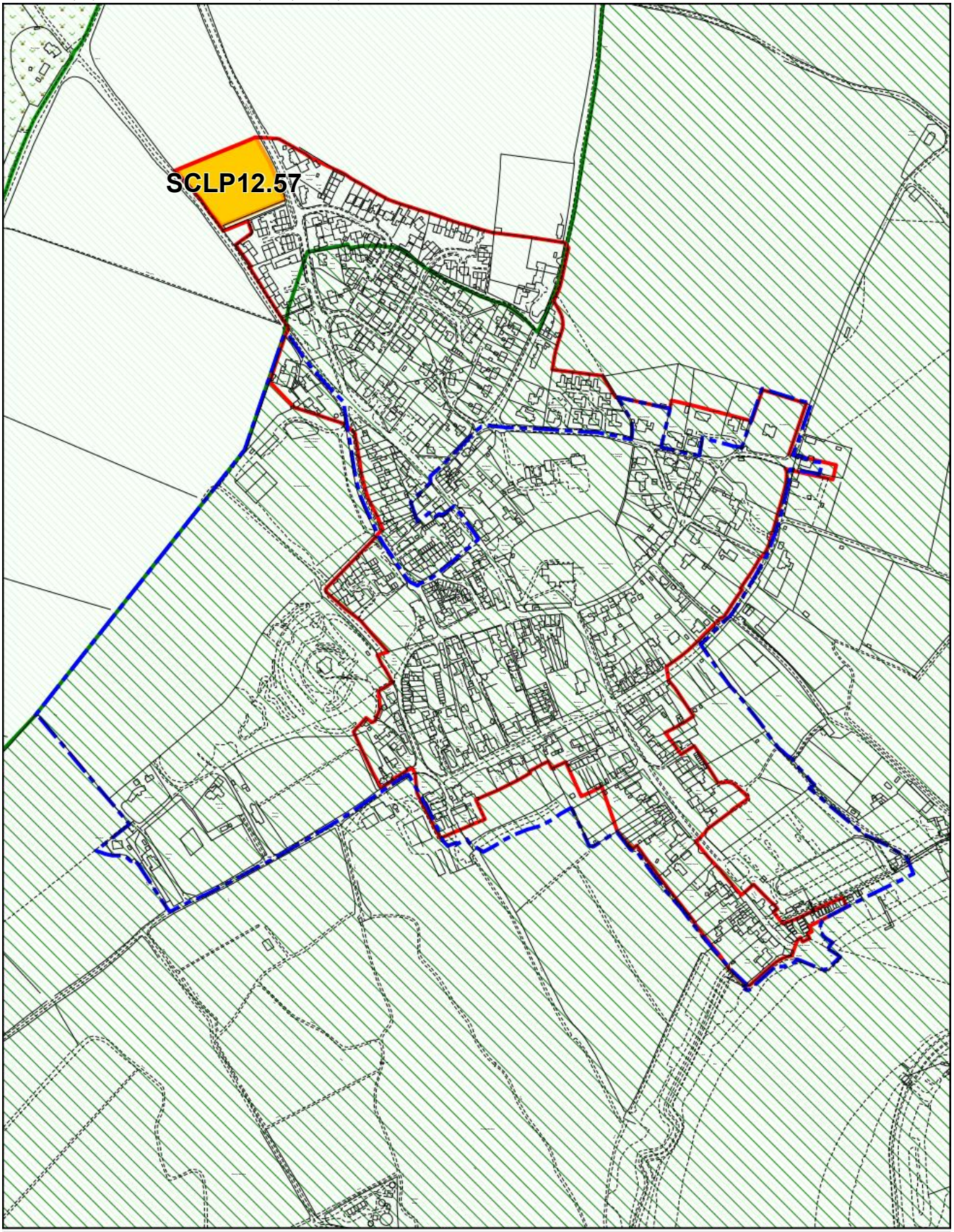
Area of Outstanding Natural Beauty

42 - Newbourne

East Suffolk Council

Scale 1:10,500

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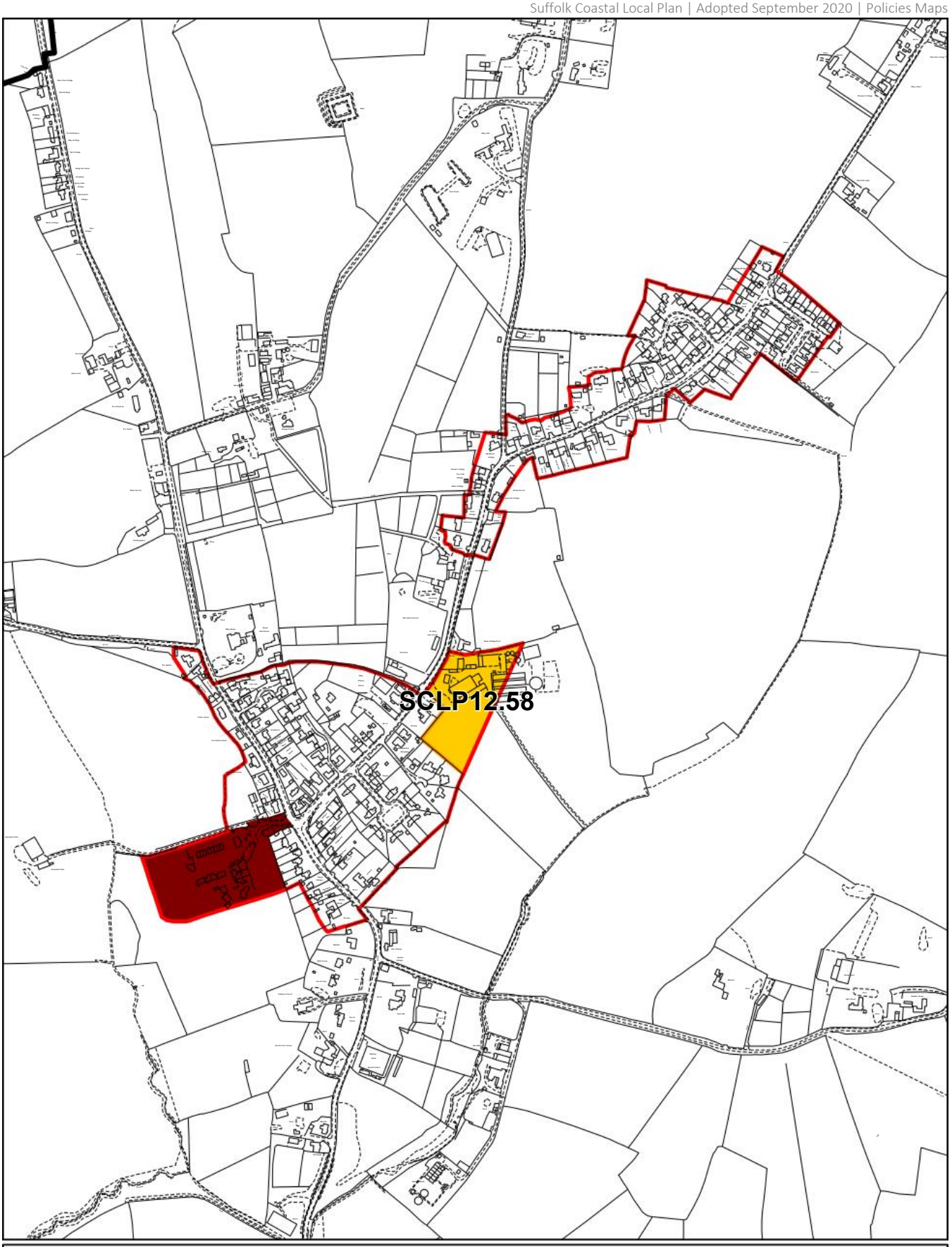
Key
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

43 - Orford

East Suffolk Council

Scale 1:6,500

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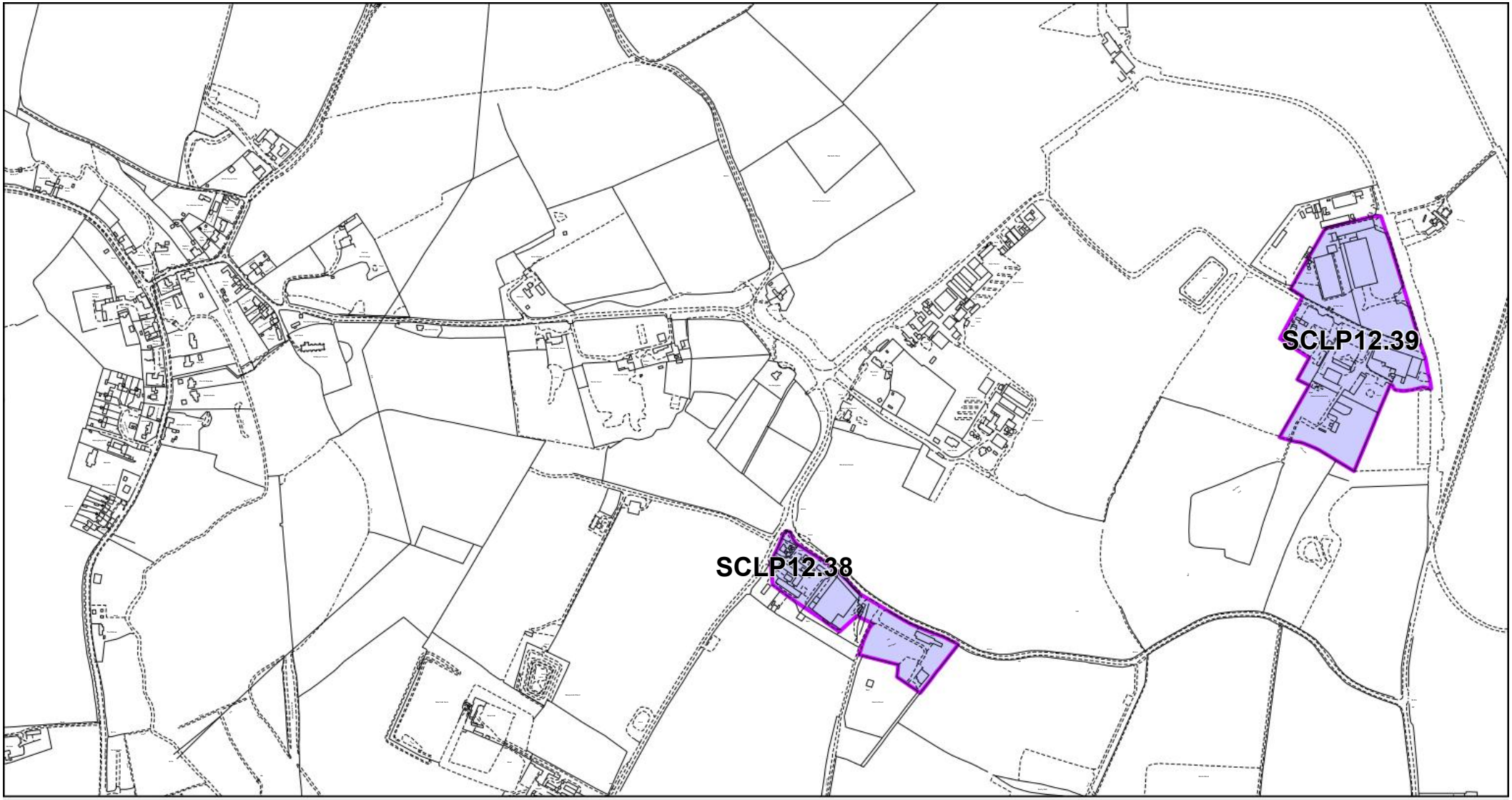
Key
- Suffolk Coastal Local Plan Area
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

44 - Otley

East Suffolk Council

Scale 1:8,000

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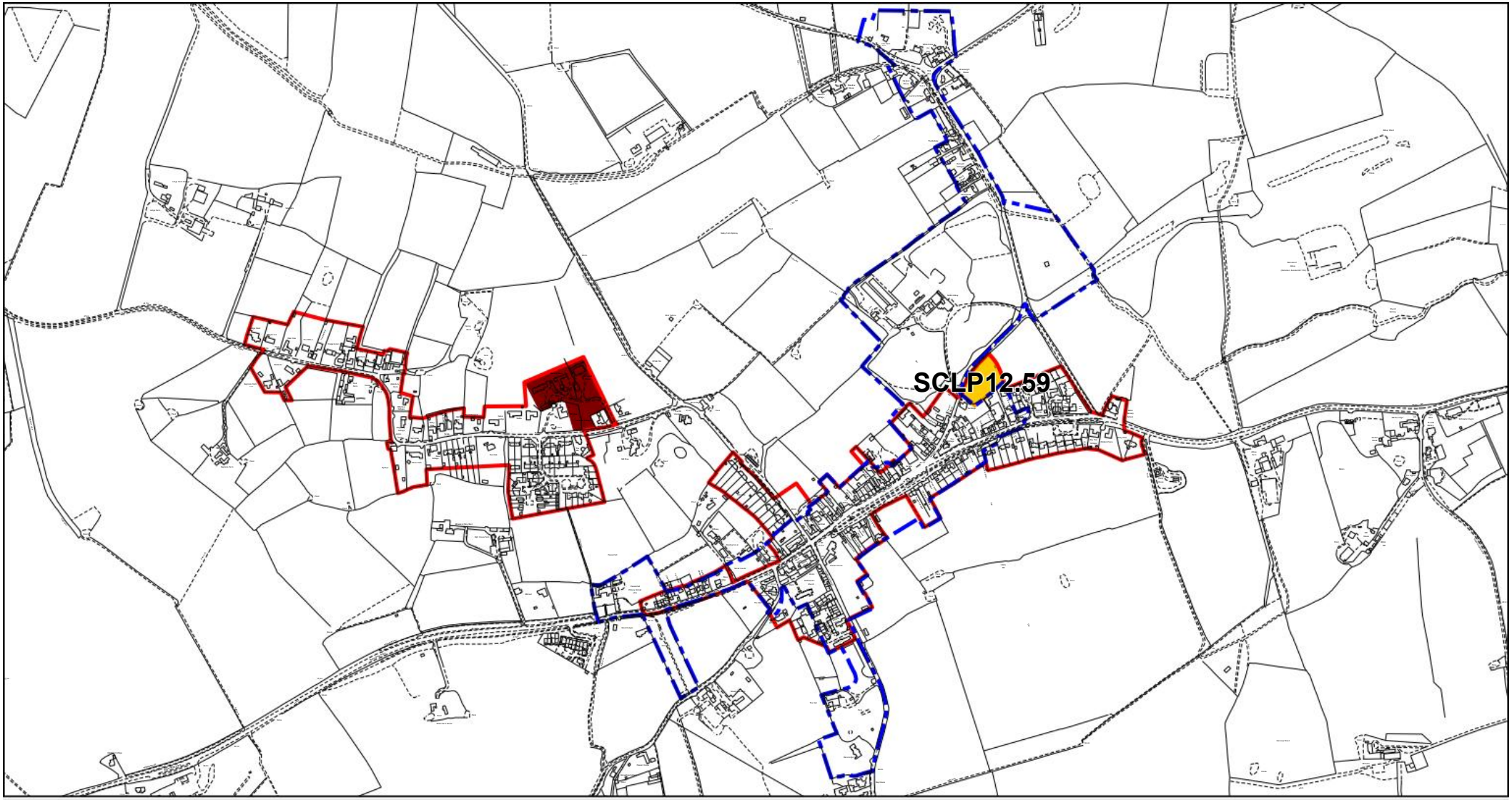
Key Employment Allocation

45 - Parham

East Suffolk Council

Scale 1:8,500

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Key

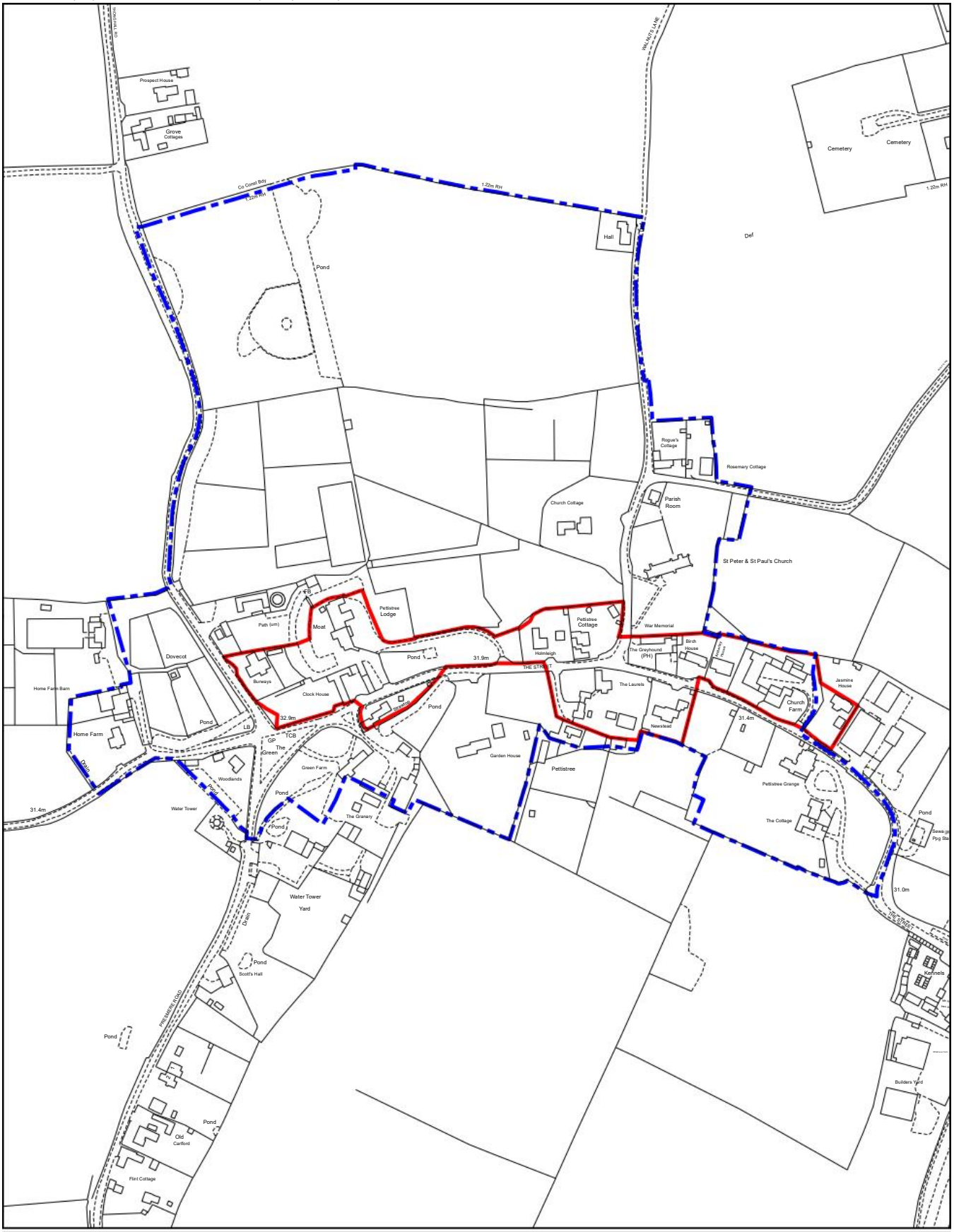
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Housing Allocation
- Housing Permissions as at 31/03/18

46 - Peasenhall (with part of Sibton)

East Suffolk Council

Scale 1:10,000

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Key

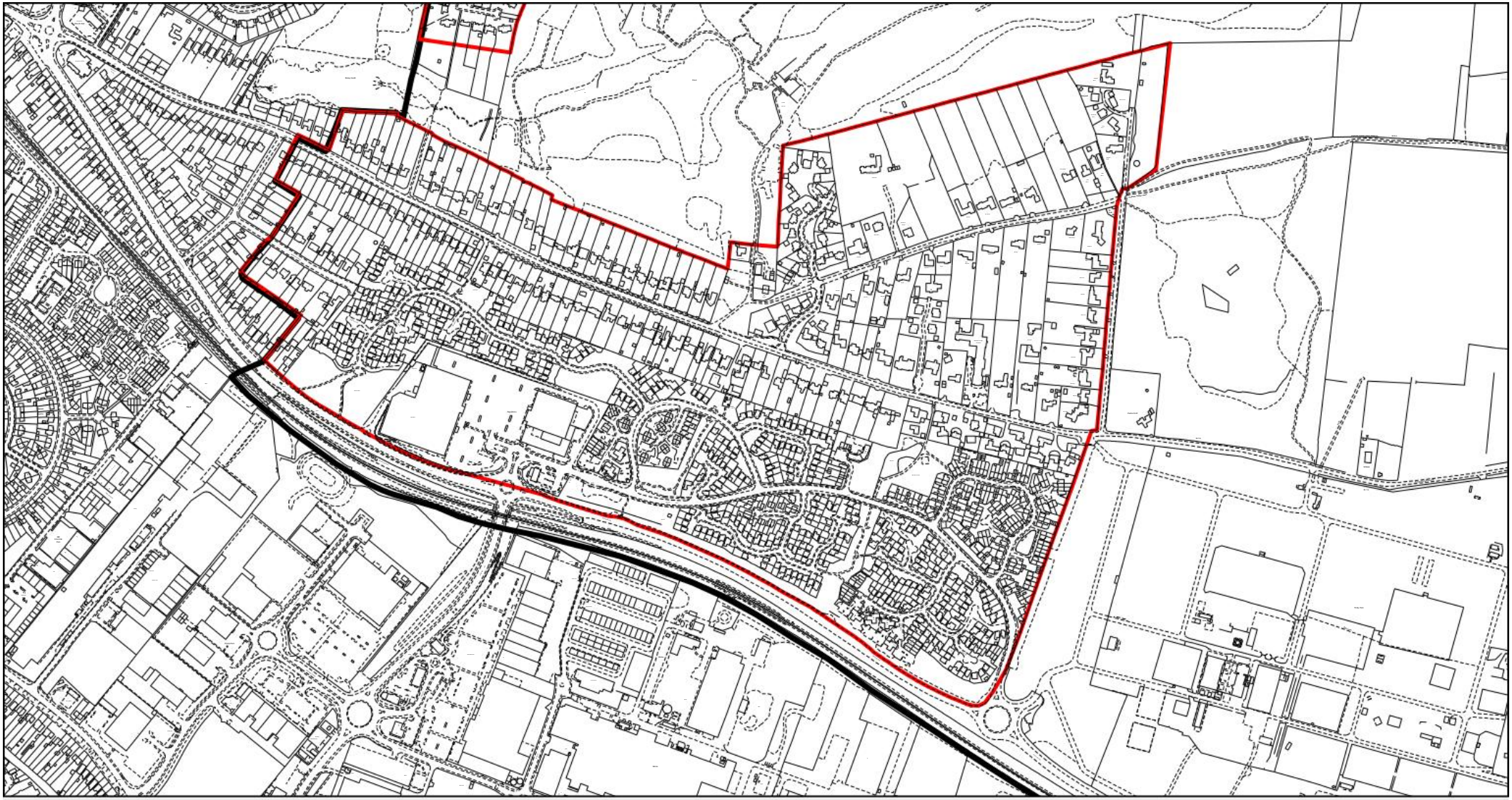
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas

47 - Pettistree

East Suffolk Council

Scale 1:4,000

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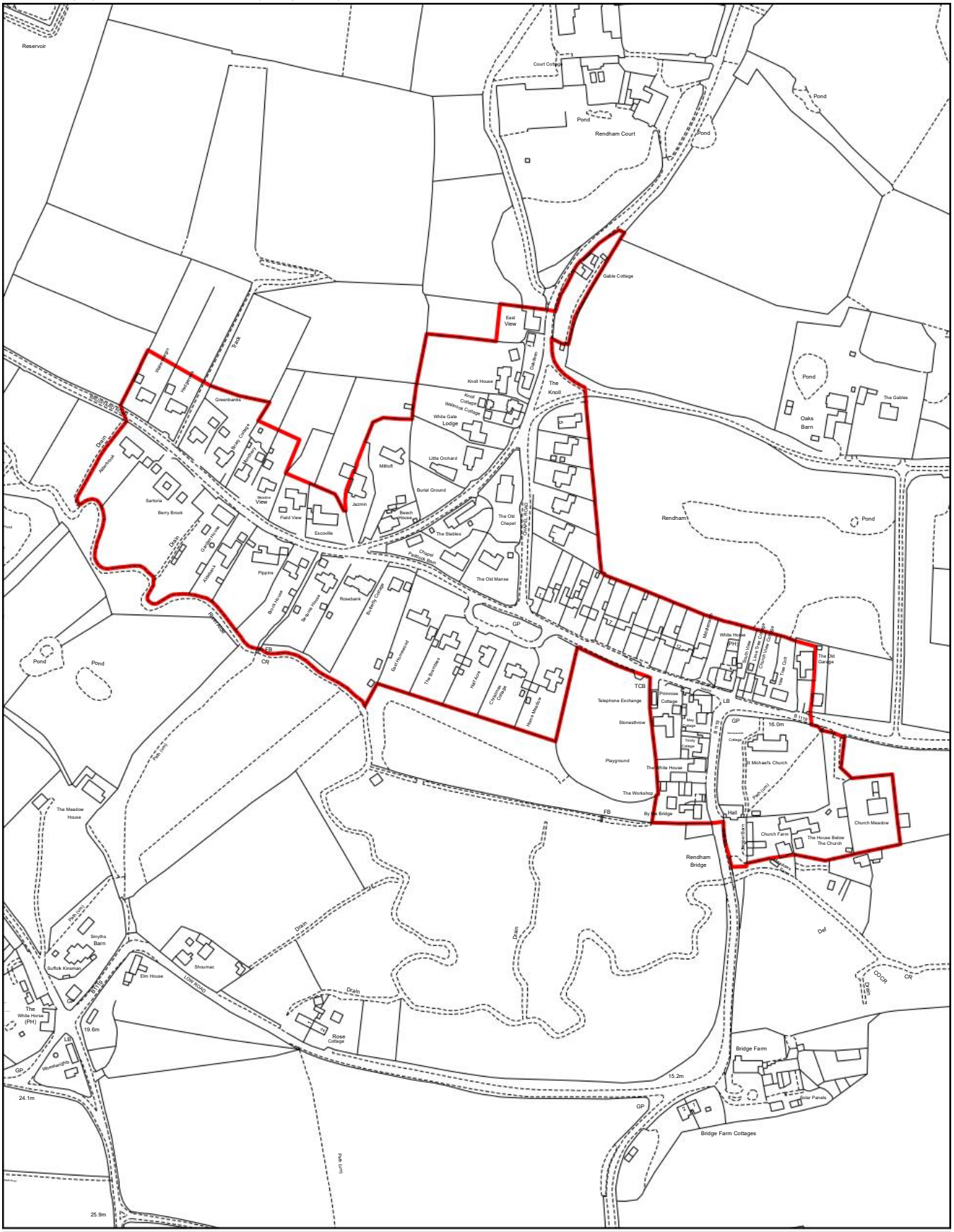
Key
- Suffolk Coastal Local Plan Area
- SCLP3.3 Settlement Boundaries

48 - Purdis Farm

East Suffolk Council

Scale 1:8,000

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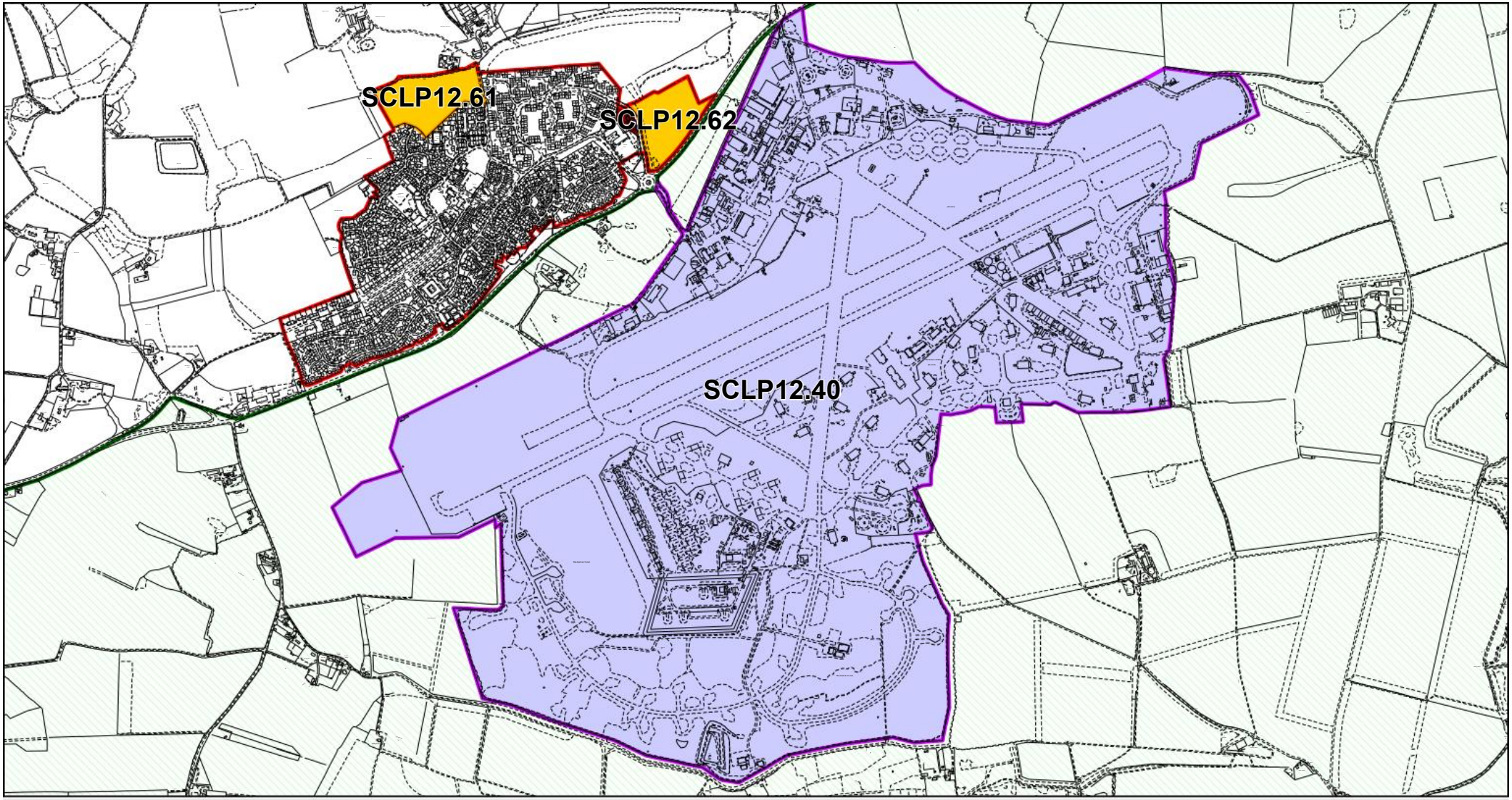
Key SCLP3.3 Settlement Boundaries

49 - Rendham

East Suffolk Council

Scale 1:4,000

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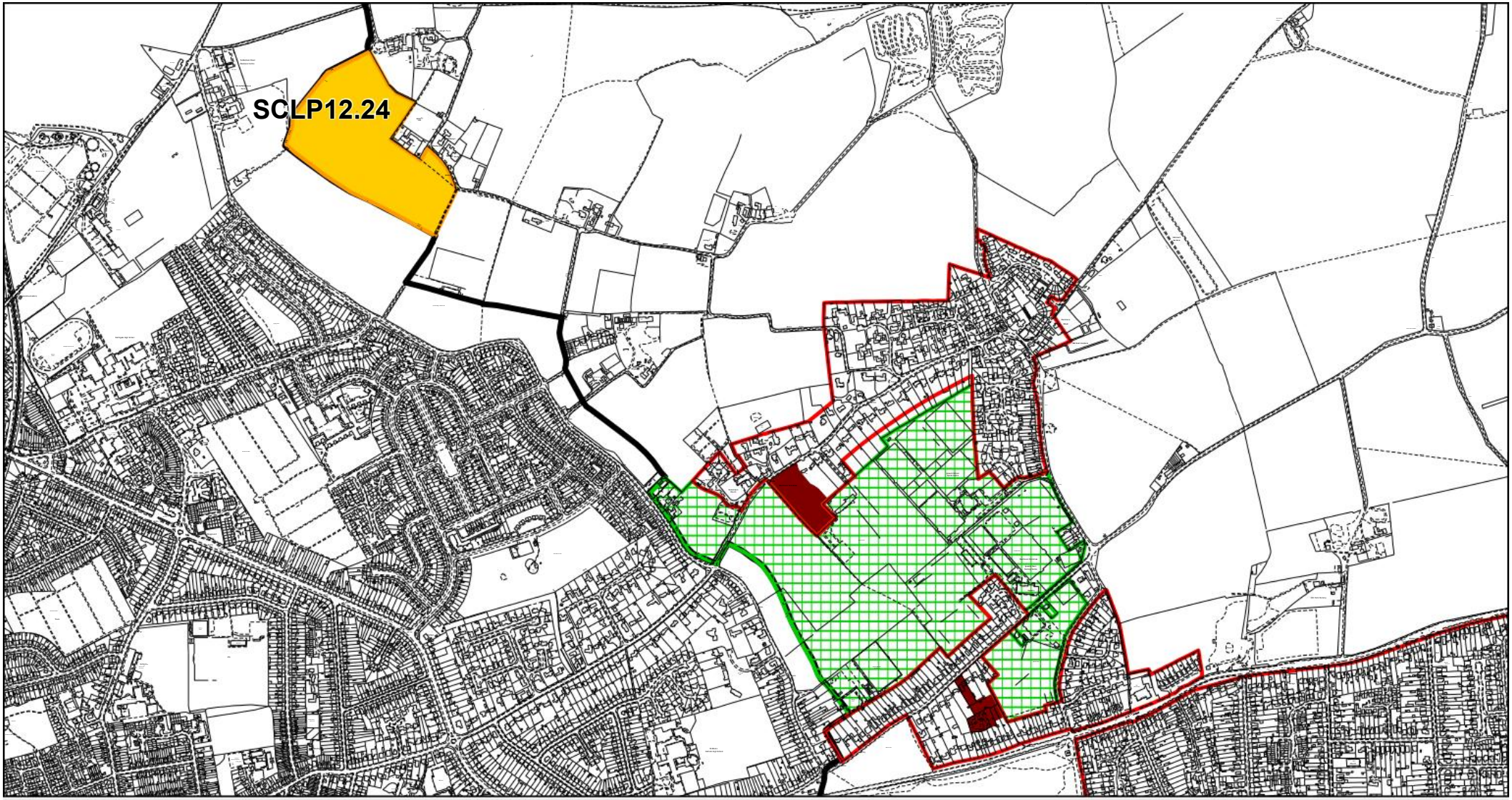
Key
- SCLP3.3 Settlement Boundaries
- Area of Outstanding Natural Beauty
- Housing Allocation
- Employment Allocation
- Housing Permissions as at 31/03/18

50 - Rendlesham

East Suffolk Council

Scale 1:18,000

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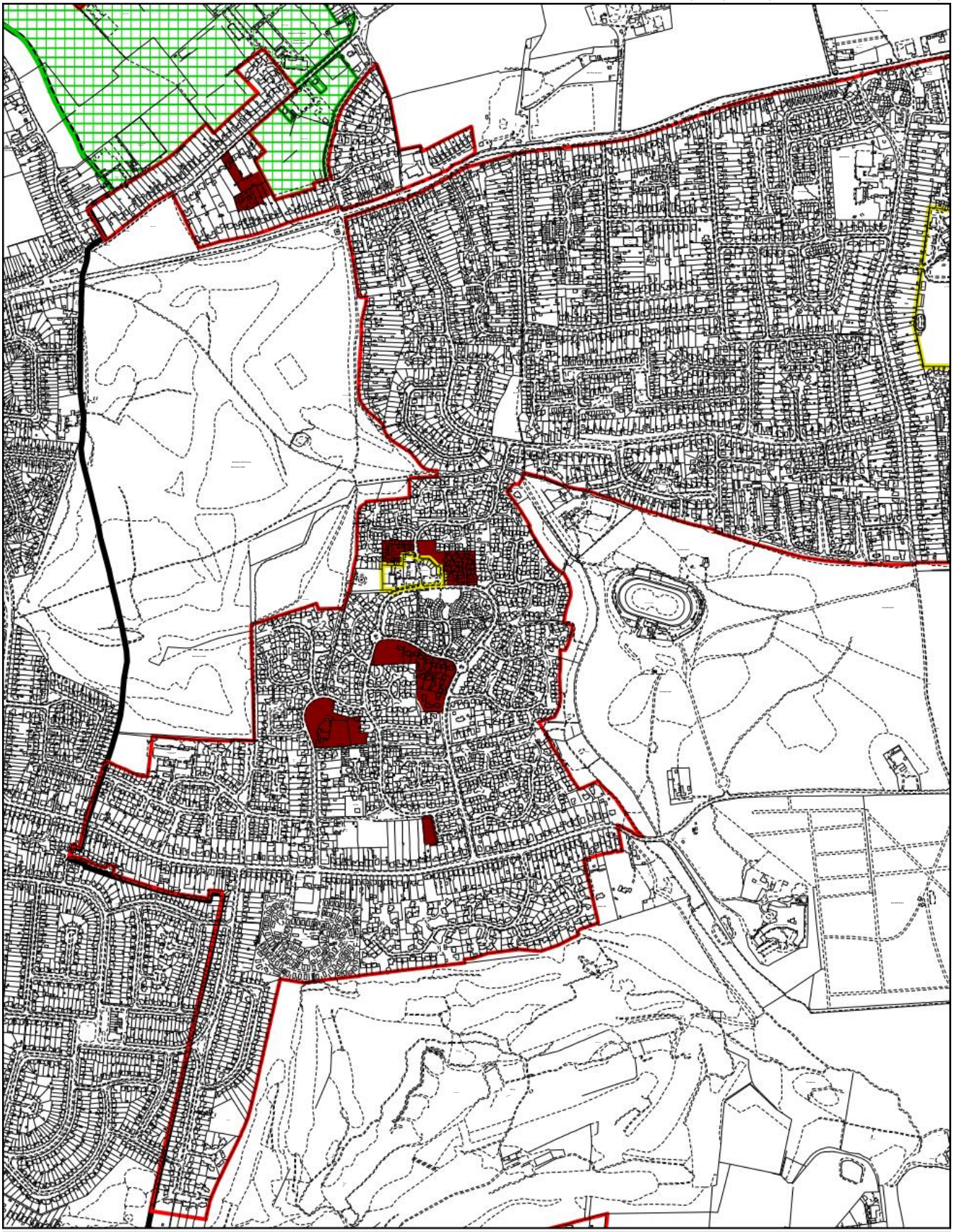


51 - Rushmere St Andrew (Village)

East Suffolk Council

Scale 1:13,500

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Key

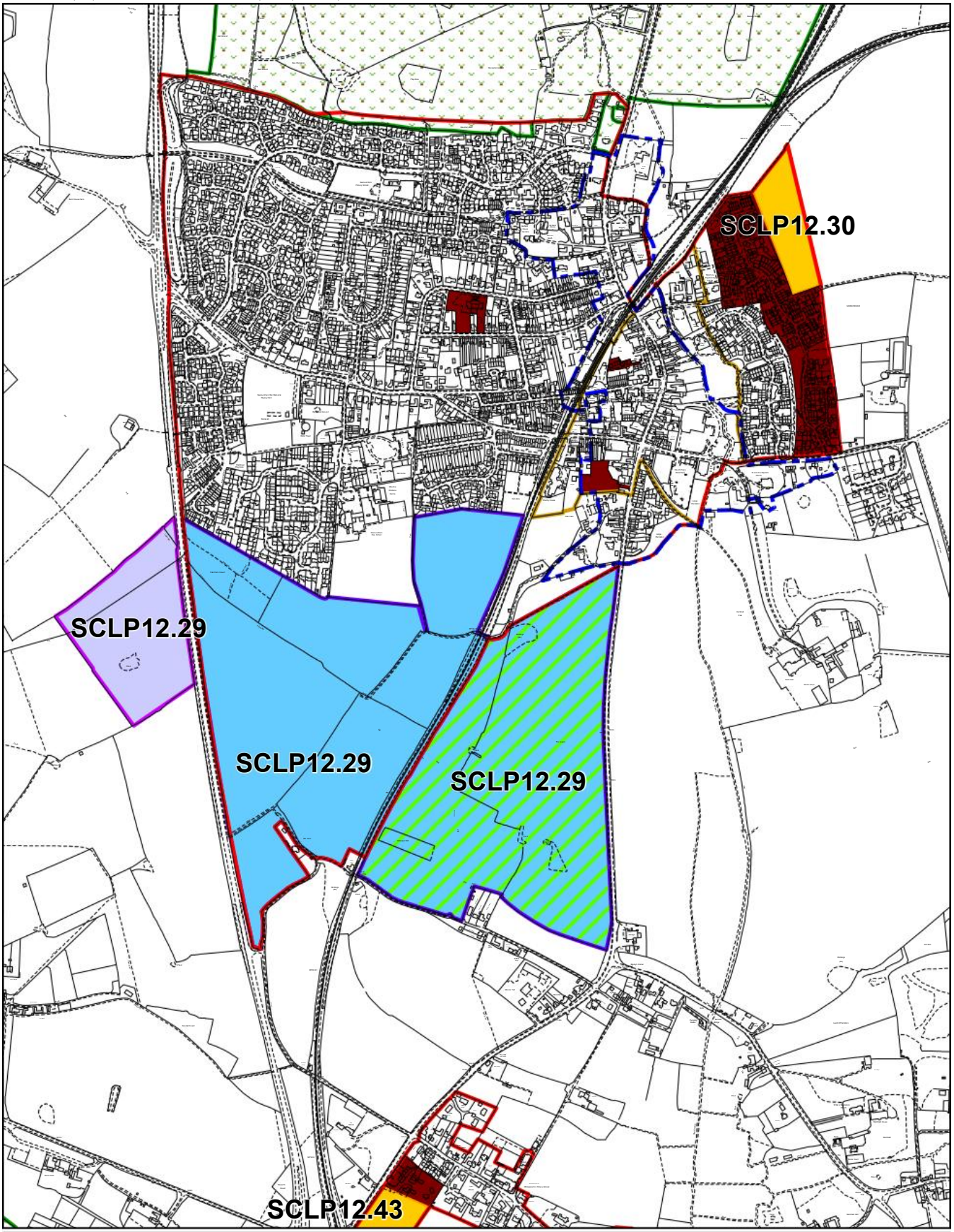
- Suffolk Coastal Local Plan Area
- SCLP3.3 Settlement Boundaries
- SCLP4.12 District and Local Centres and Local Shops
- SCLP12.22 Recreation and Open Space in Rushmere
- Housing Permissions as at 31/03/18

52 - Rushmere St Andrew

East Suffolk Council

Scale 1:13,000

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Key

- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Employment Allocation
- Mixed Use Allocation
- Open Space / SANG / Existing Uses Allocation
- Housing Permissions as at 31/03/18

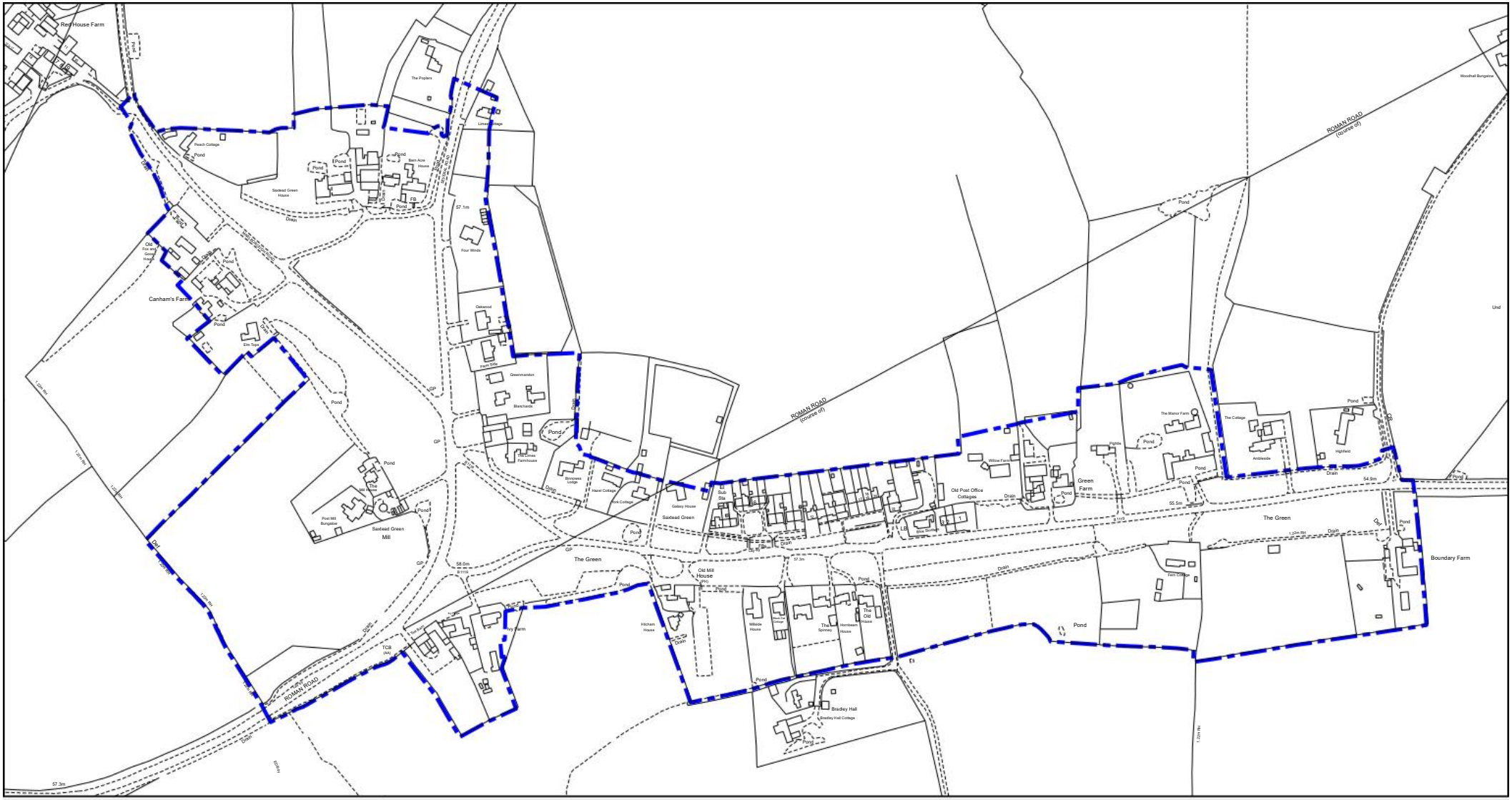
Also see town centre Inset Map

53 - Saxmundham

East Suffolk Council

Scale 1:11,500

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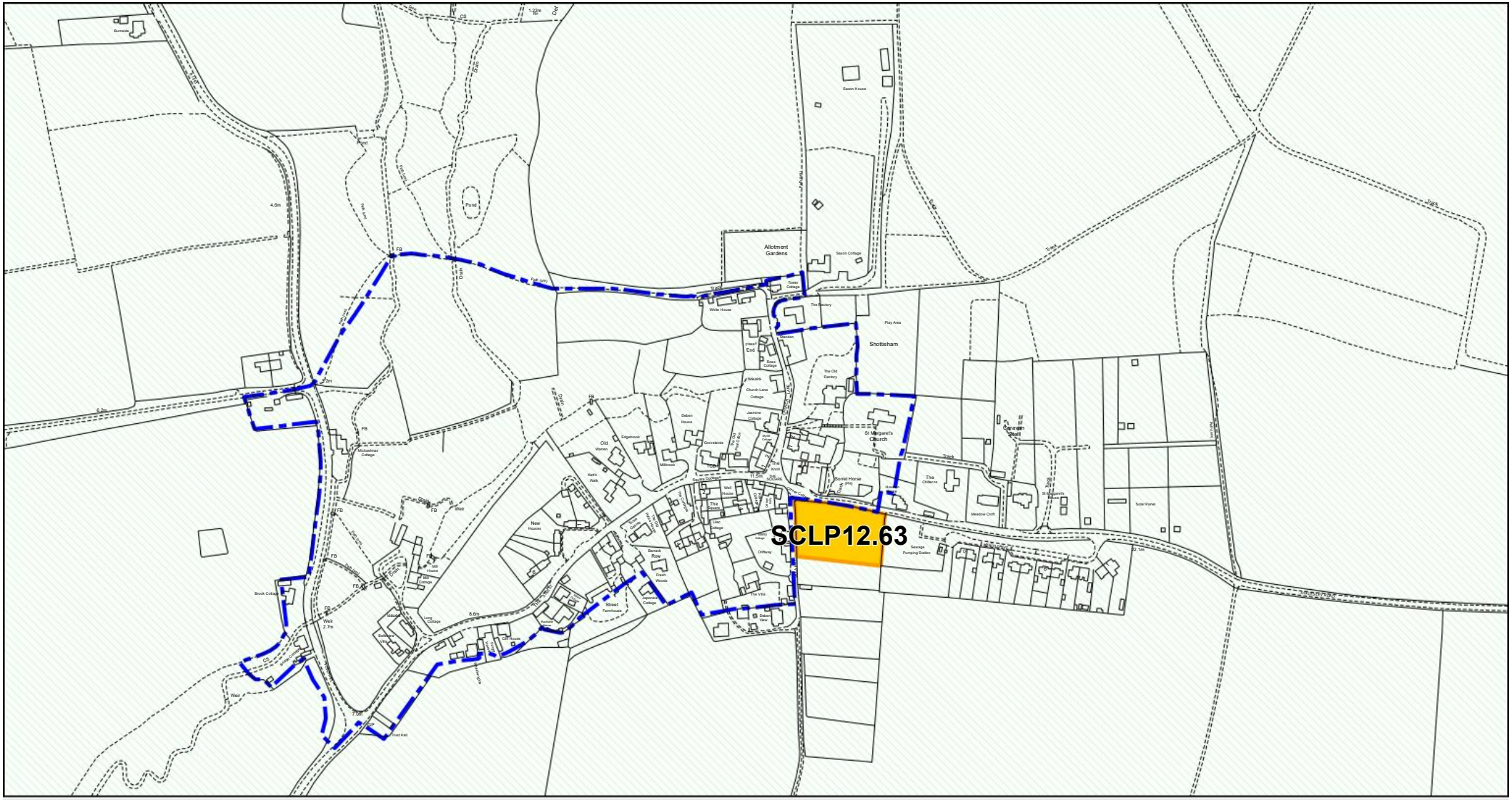
Key SCLP11.5 Conservation Areas

54 - Saxtead

East Suffolk Council

Scale 1:5,000

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Key

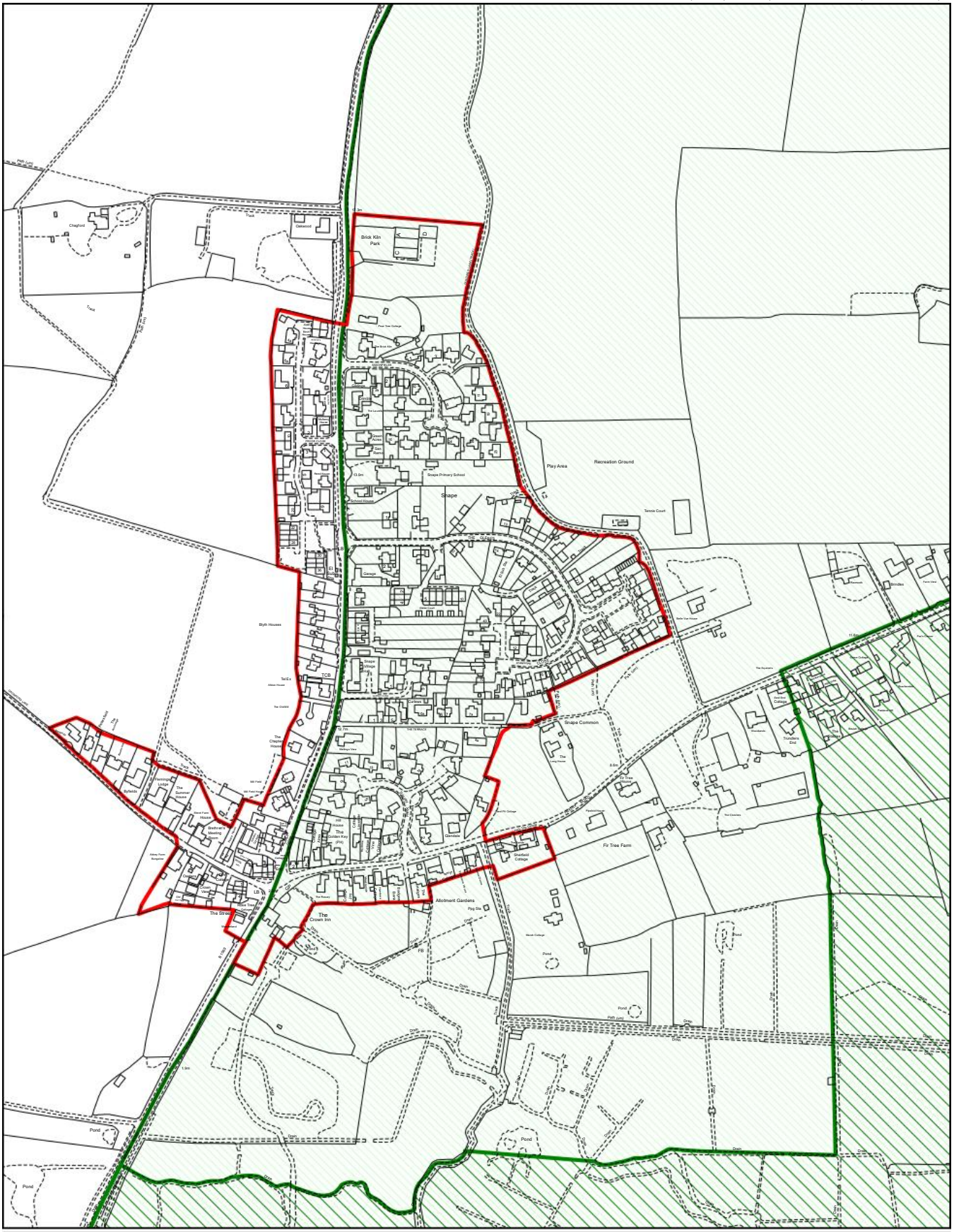
- SCLP11.5 Conservation Areas
- Housing Allocation
- Area of Outstanding Natural Beauty

55 - Shottisham

East Suffolk Council

Scale 1:5,000

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Key

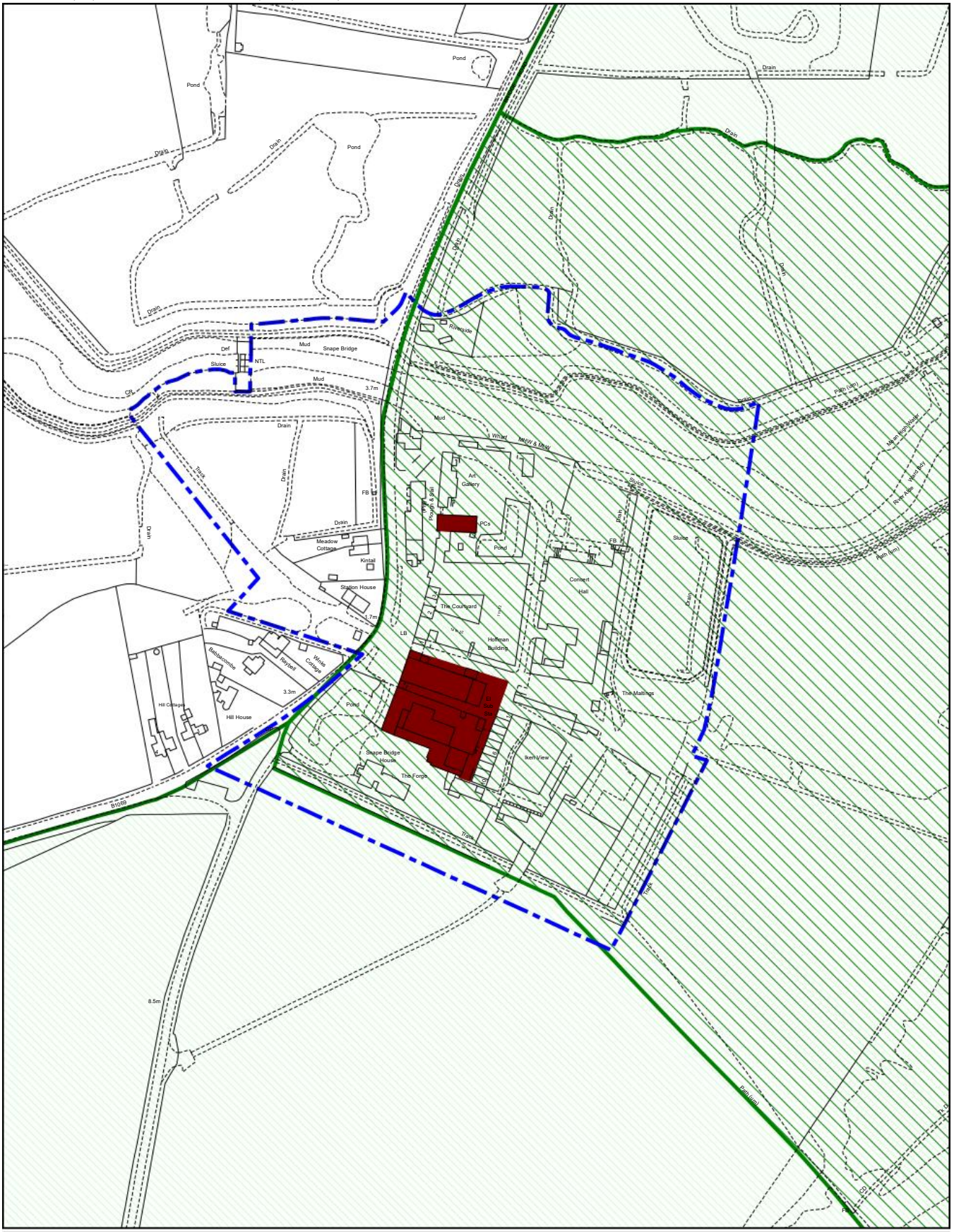
- SCLP3.3 Settlement Boundaries
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

56 - Snape

East Suffolk Council

Scale 1:5,500

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Key

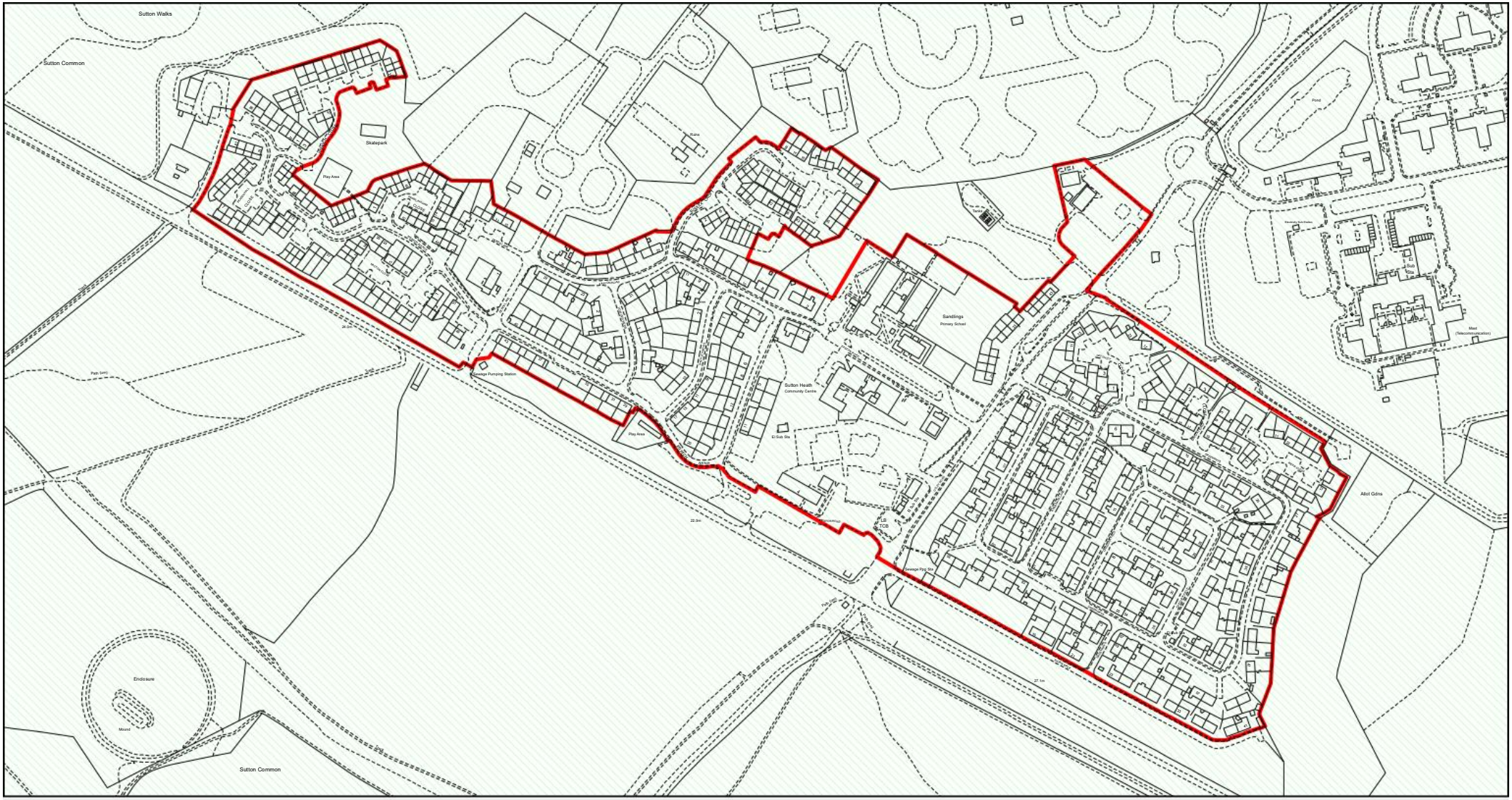
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty
- Heritage Coast & AONB

57 - Snape Maltings

East Suffolk Council

Scale 1:3,500

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Key

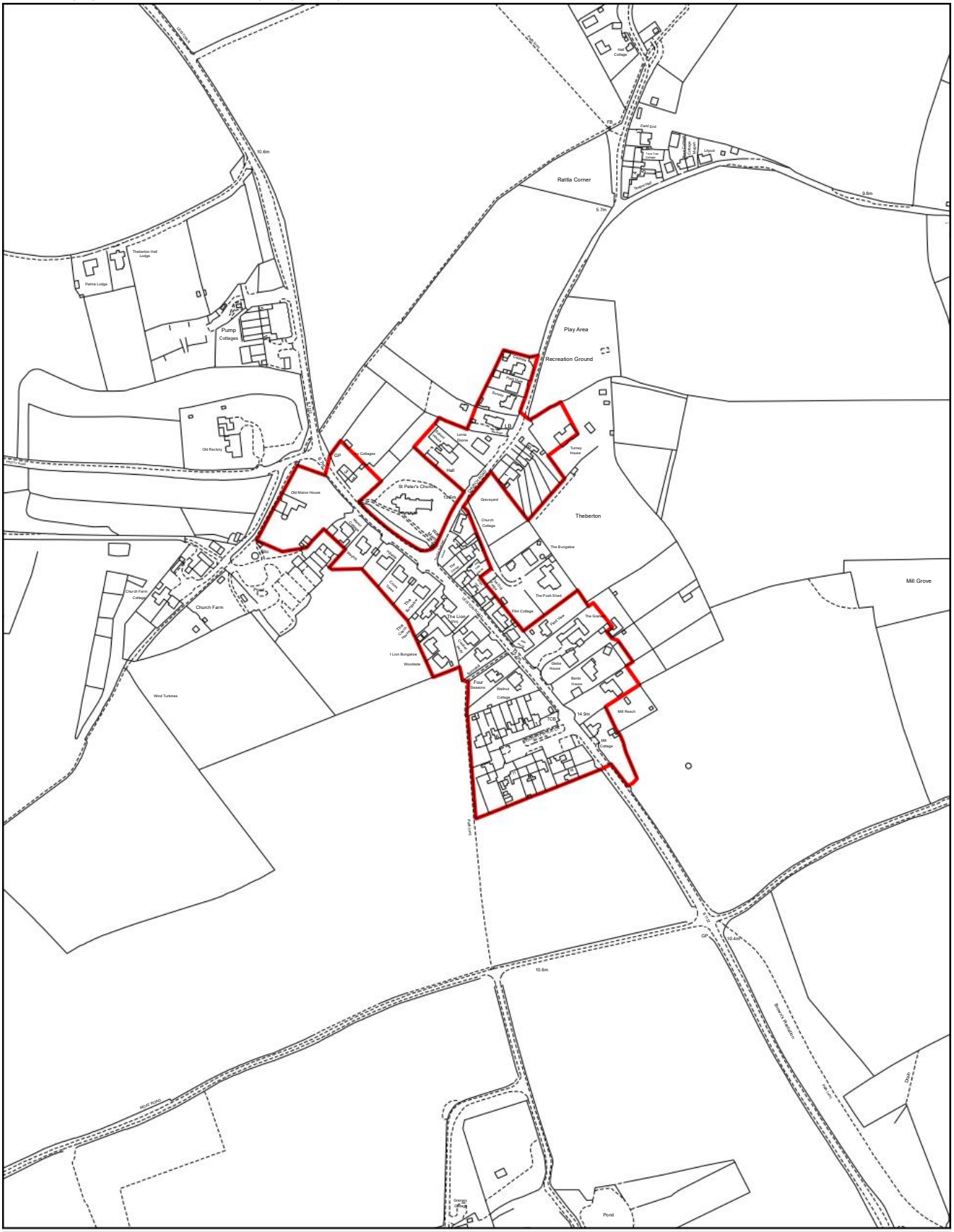
- SCLP3.3 Settlement Boundaries
- Area of Outstanding Natural Beauty

58 - Sutton Heath

East Suffolk Council

Scale 1:5,500

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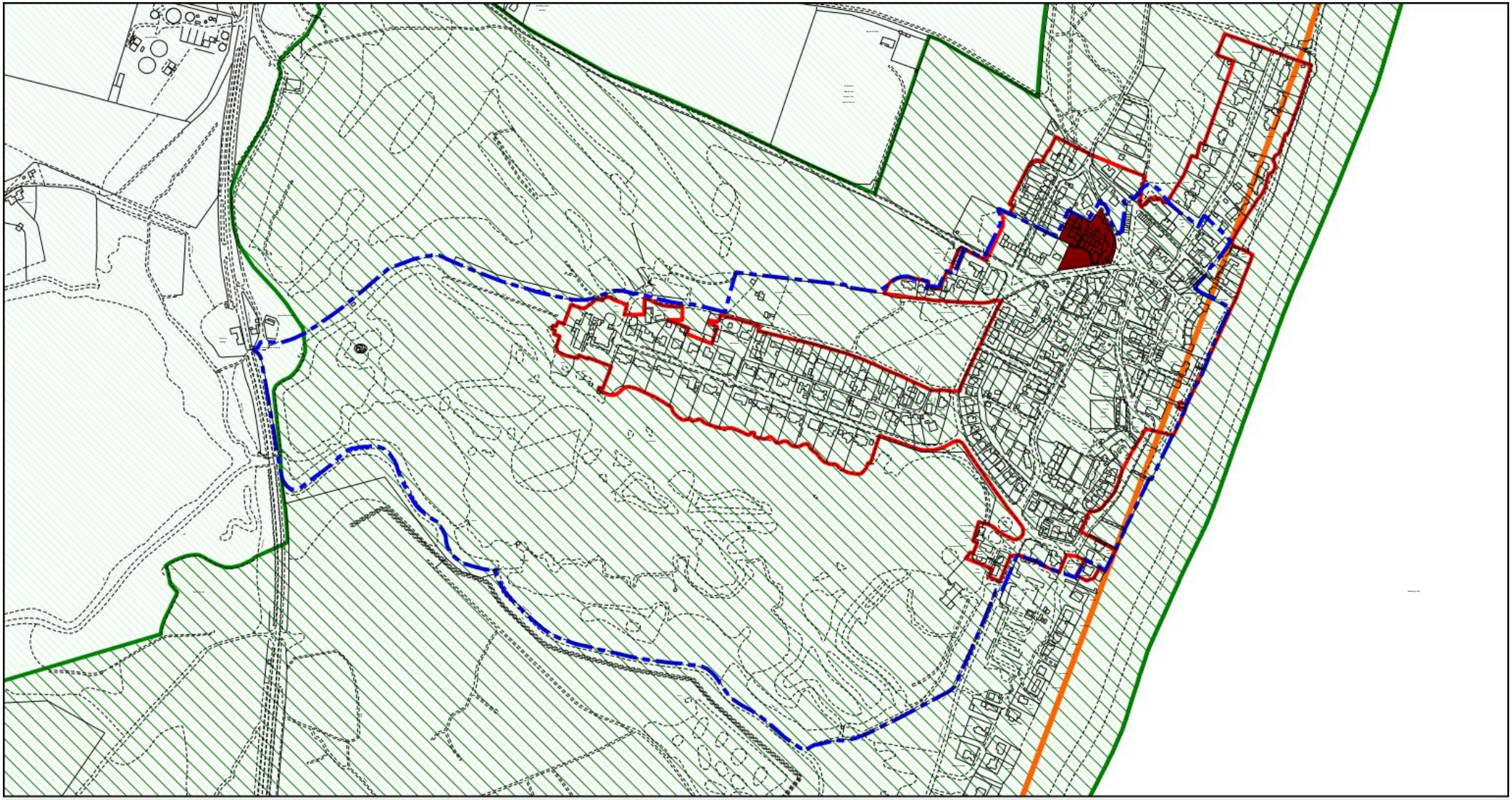
Key SCLP3.3 Settlement Boundaries

59 - Theberton

East Suffolk Council

Scale 1:5,000

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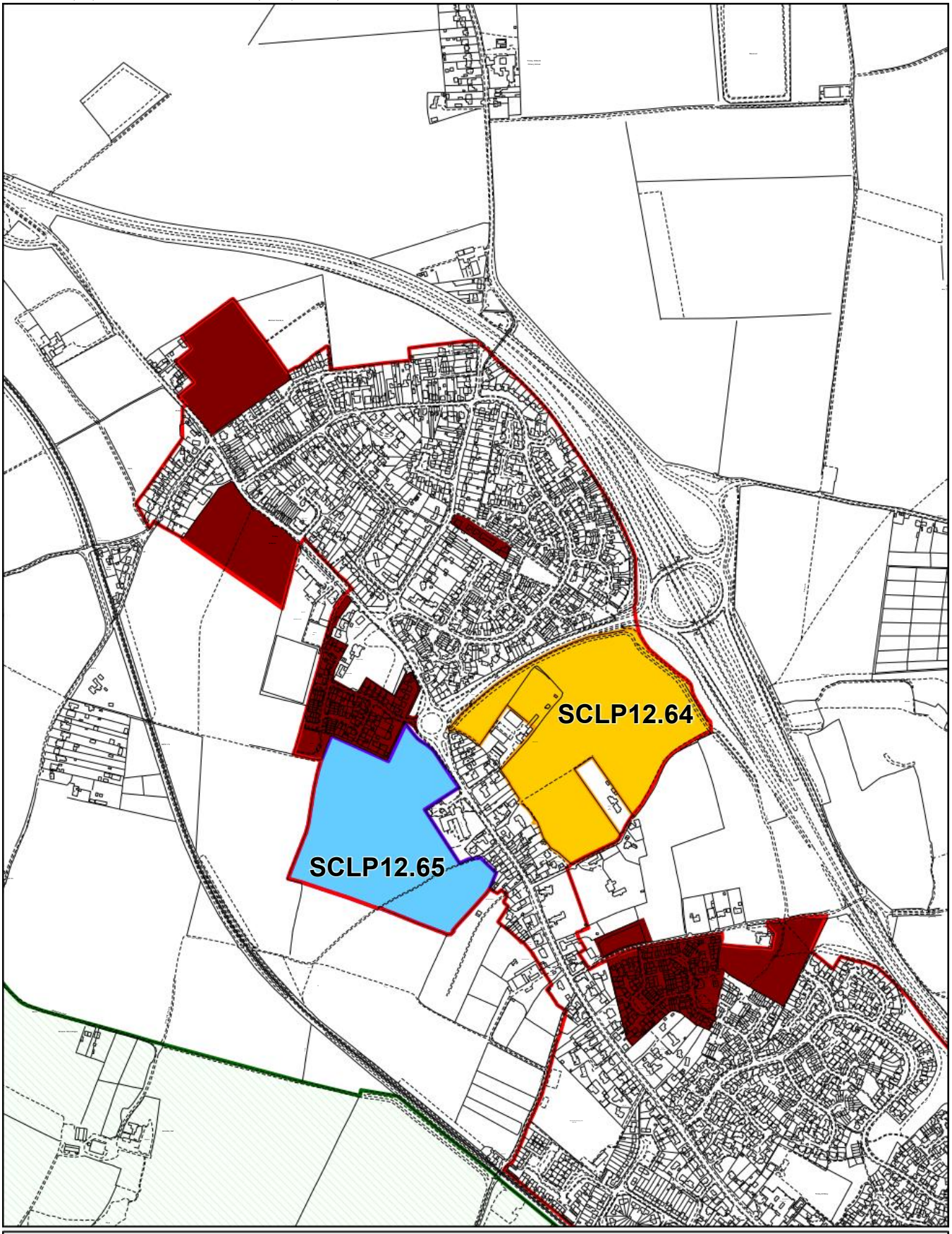


60 - Thorpeness

East Suffolk Council

Scale 1:7,000

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Key

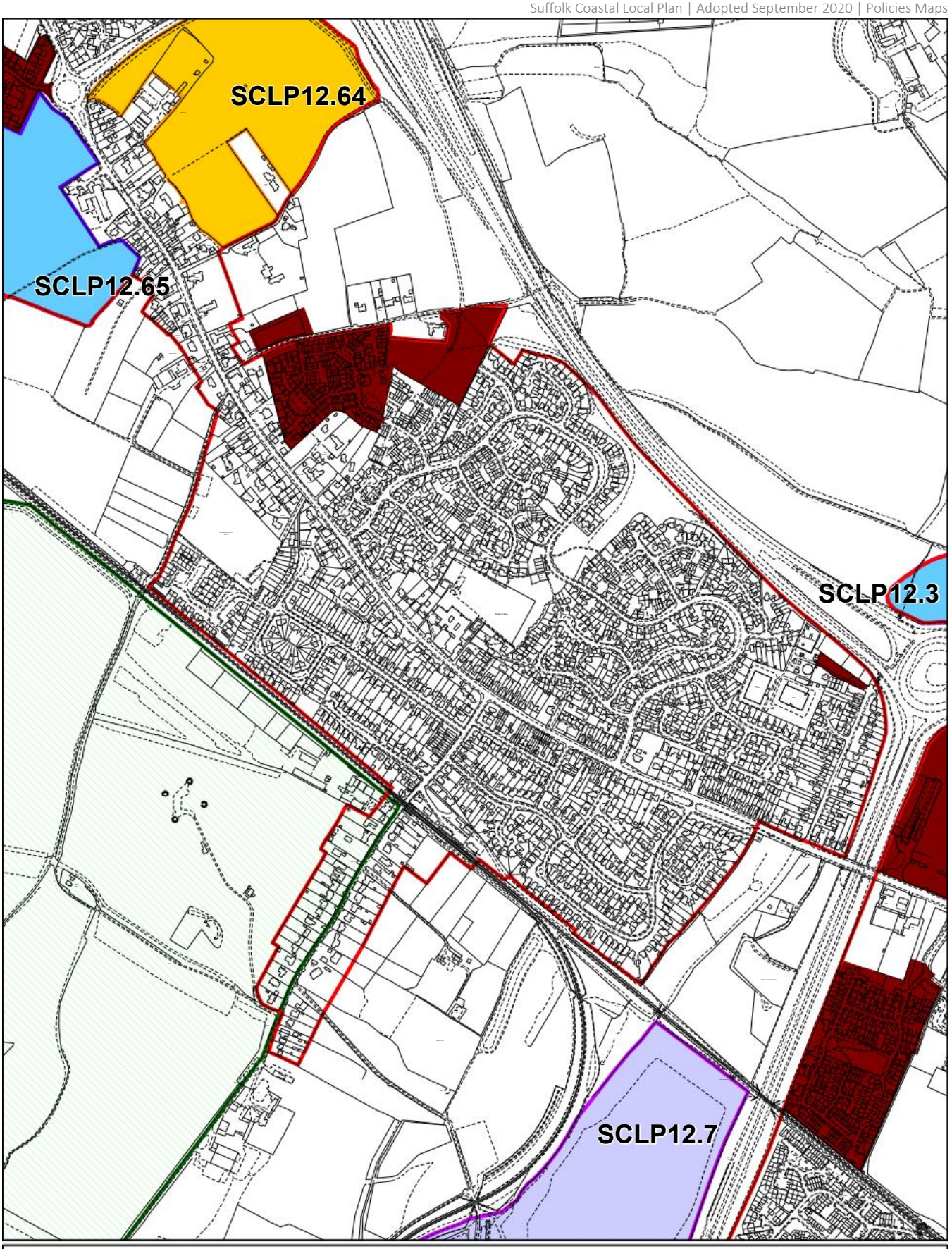
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Mixed Use Allocation
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

61 - Trimley St Martin (with parts of Trimley St Mary & Kirton)

East Suffolk Council

Scale 1:10,000

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Key

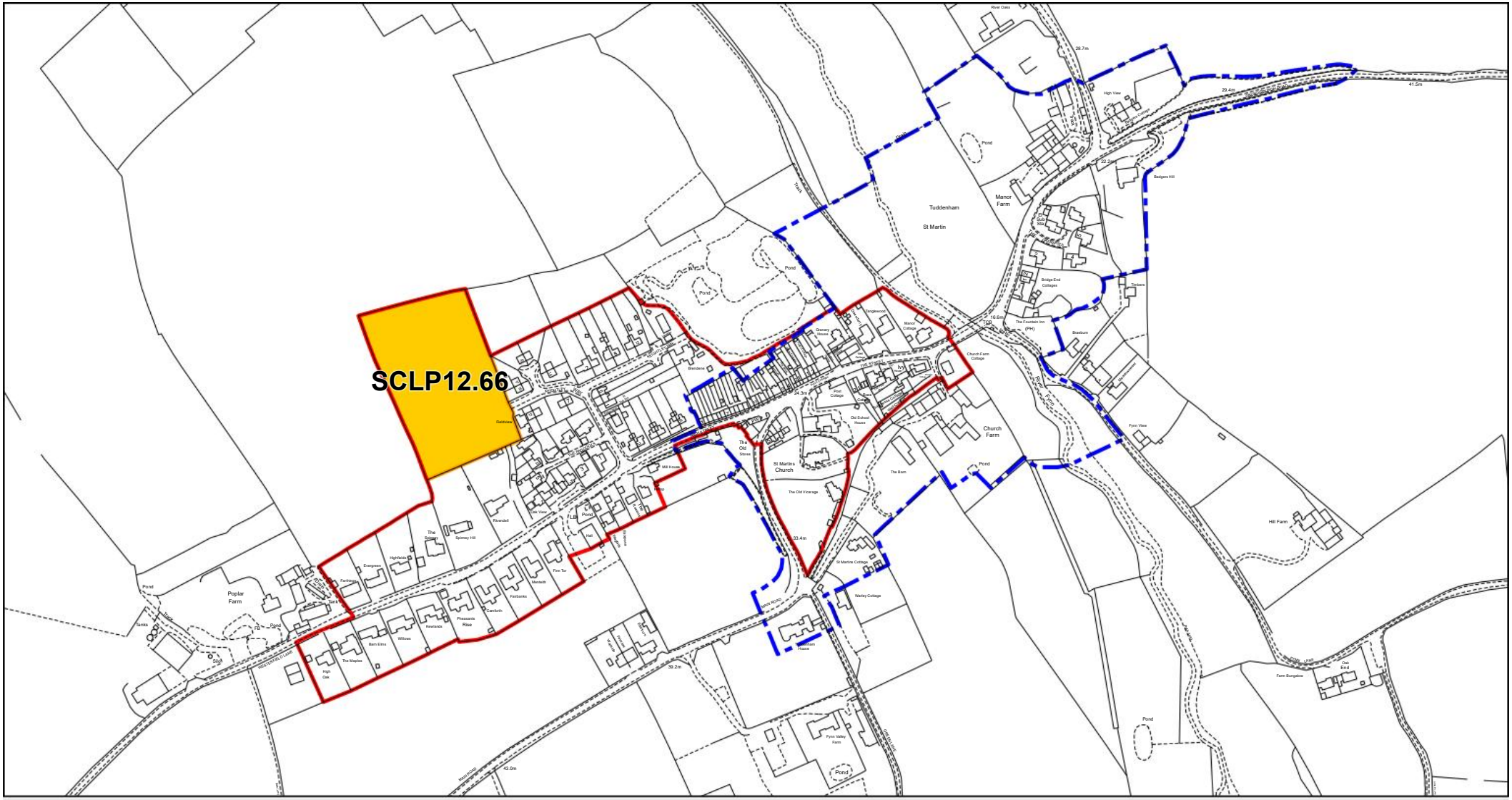
- SCLP3.3 Settlement Boundaries
- Area of Outstanding Natural Beauty
- Housing Allocation
- Employment Allocation
- Mixed Use Allocation
- Housing Permissions as at 31/03/18

62 - Trimley St Mary (with parts of Trimley St Martin & Felixstowe)

East Suffolk Council

Scale 1:9,000

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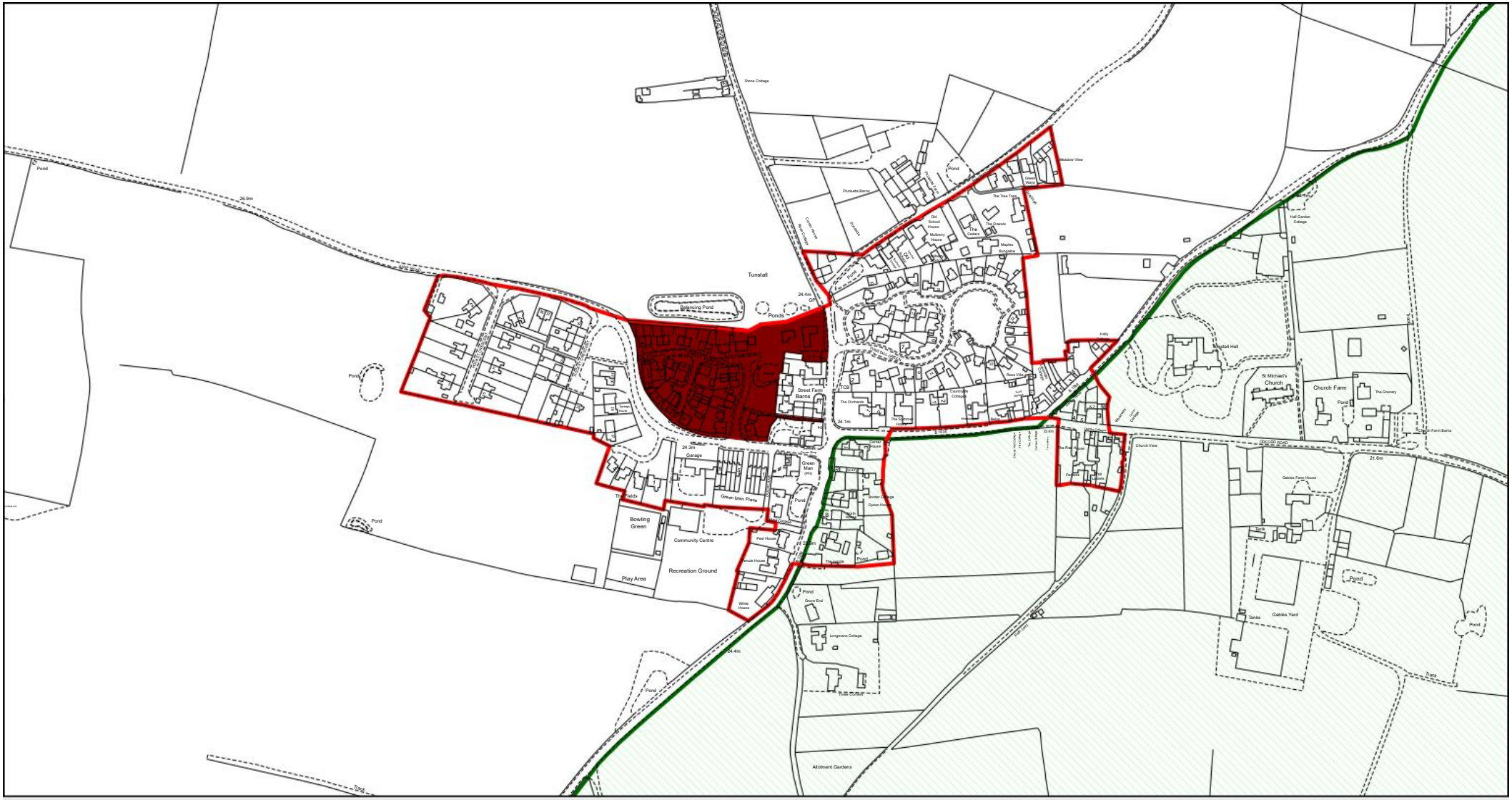


63 - Tuddenham St Martin

East Suffolk Council

Scale 1:5,000

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Key

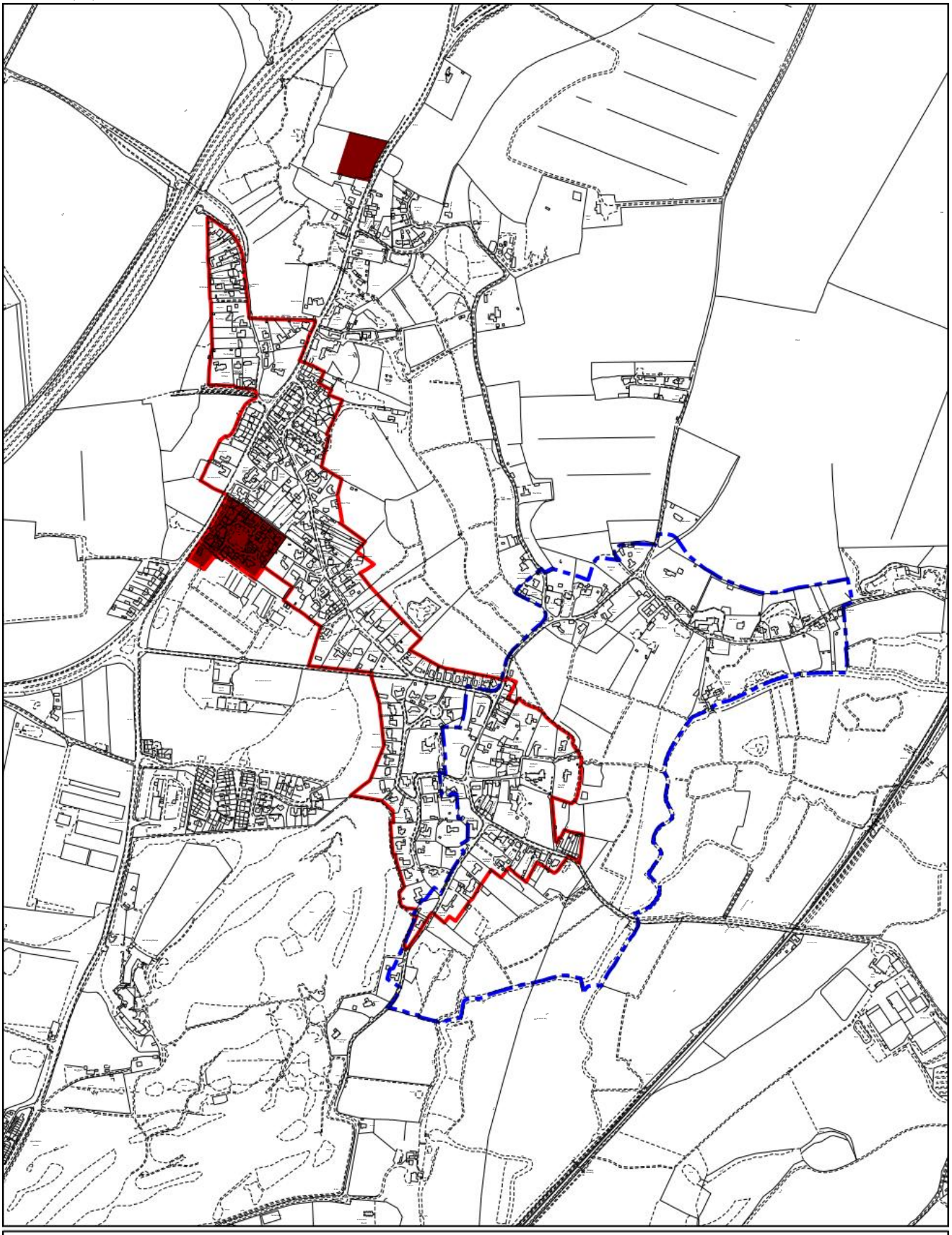
- SCLP3.3 Settlement Boundaries
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

64 - Tunstall

East Suffolk Council

Scale 1:5,000

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Key

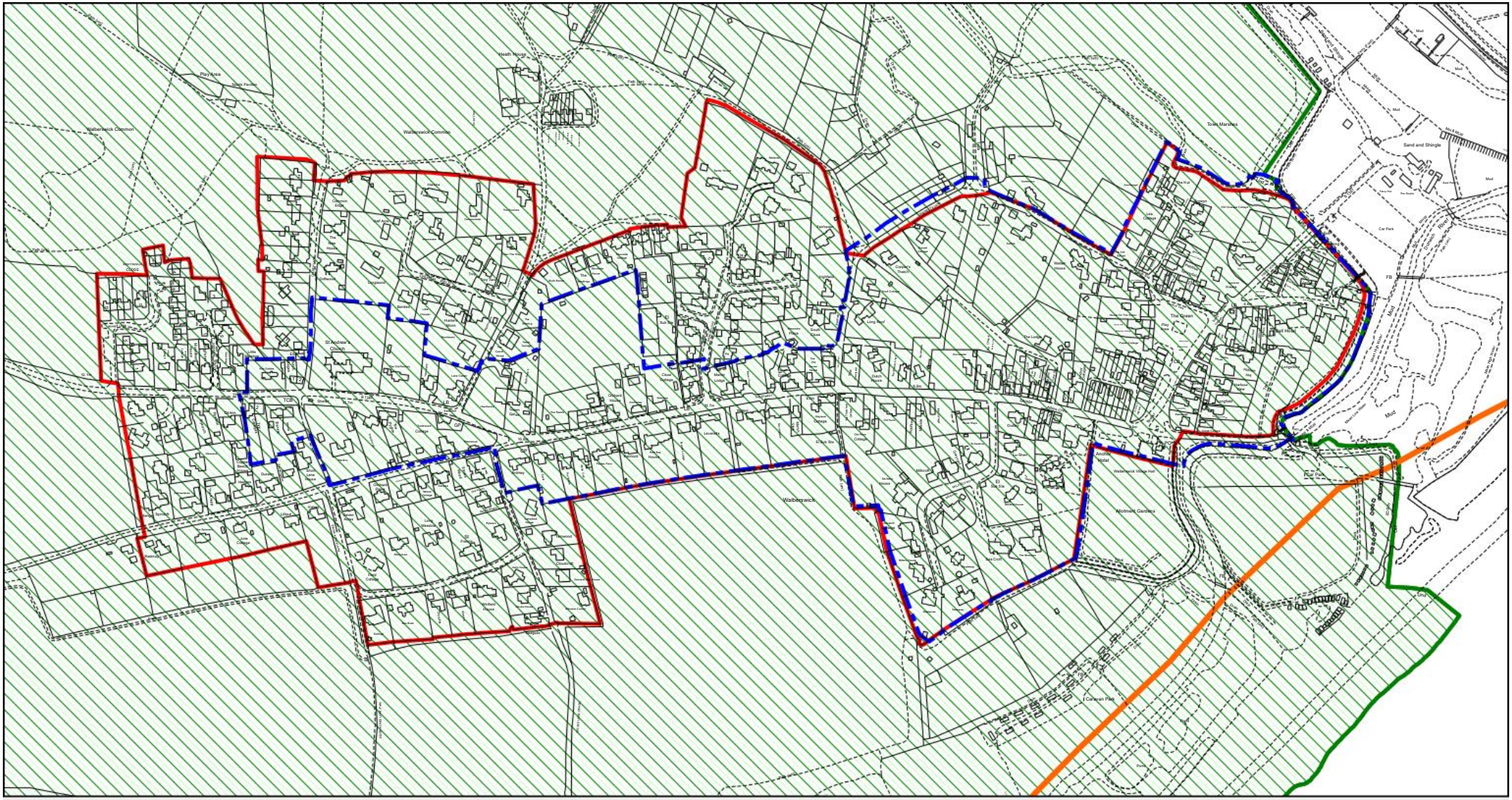
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18

65 - Ufford

East Suffolk Council

Scale 1:10,500

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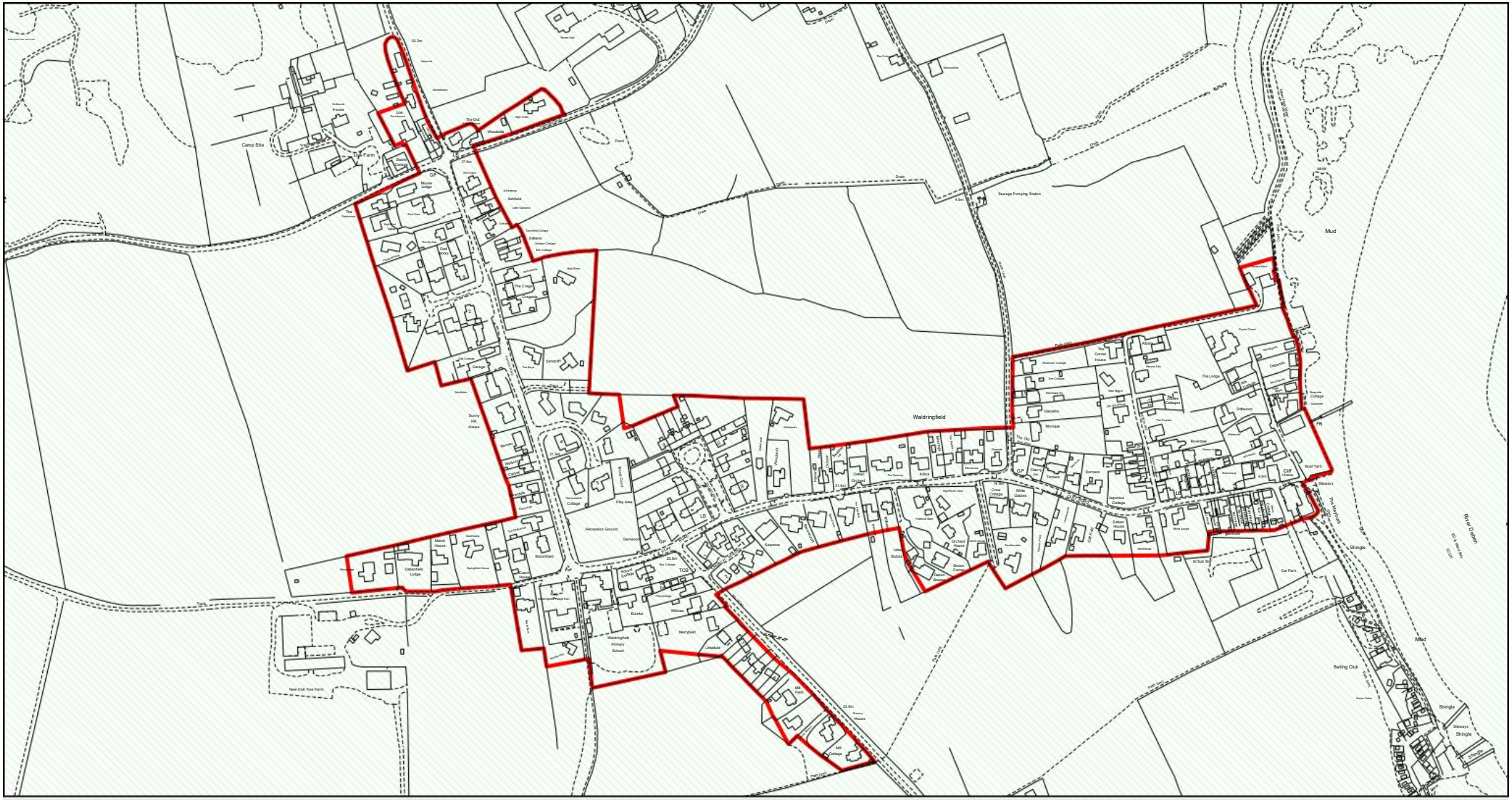


66 - Walberswick

East Suffolk Council

Scale 1:5,500

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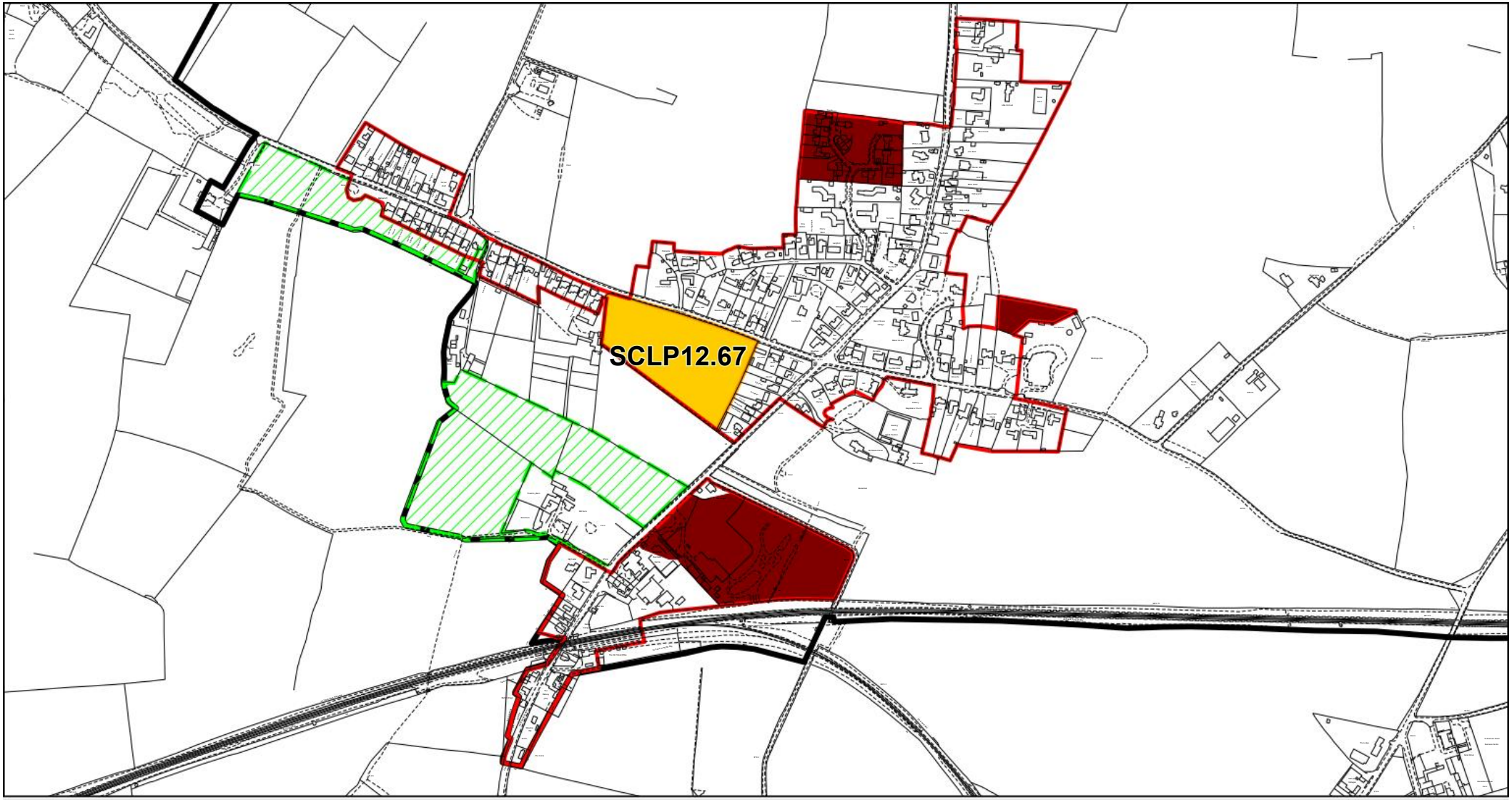
- SCLP3.3 Settlement Boundaries
- Area of Outstanding Natural Beauty

67 - Waldringfield

East Suffolk Council

Scale 1:5,500

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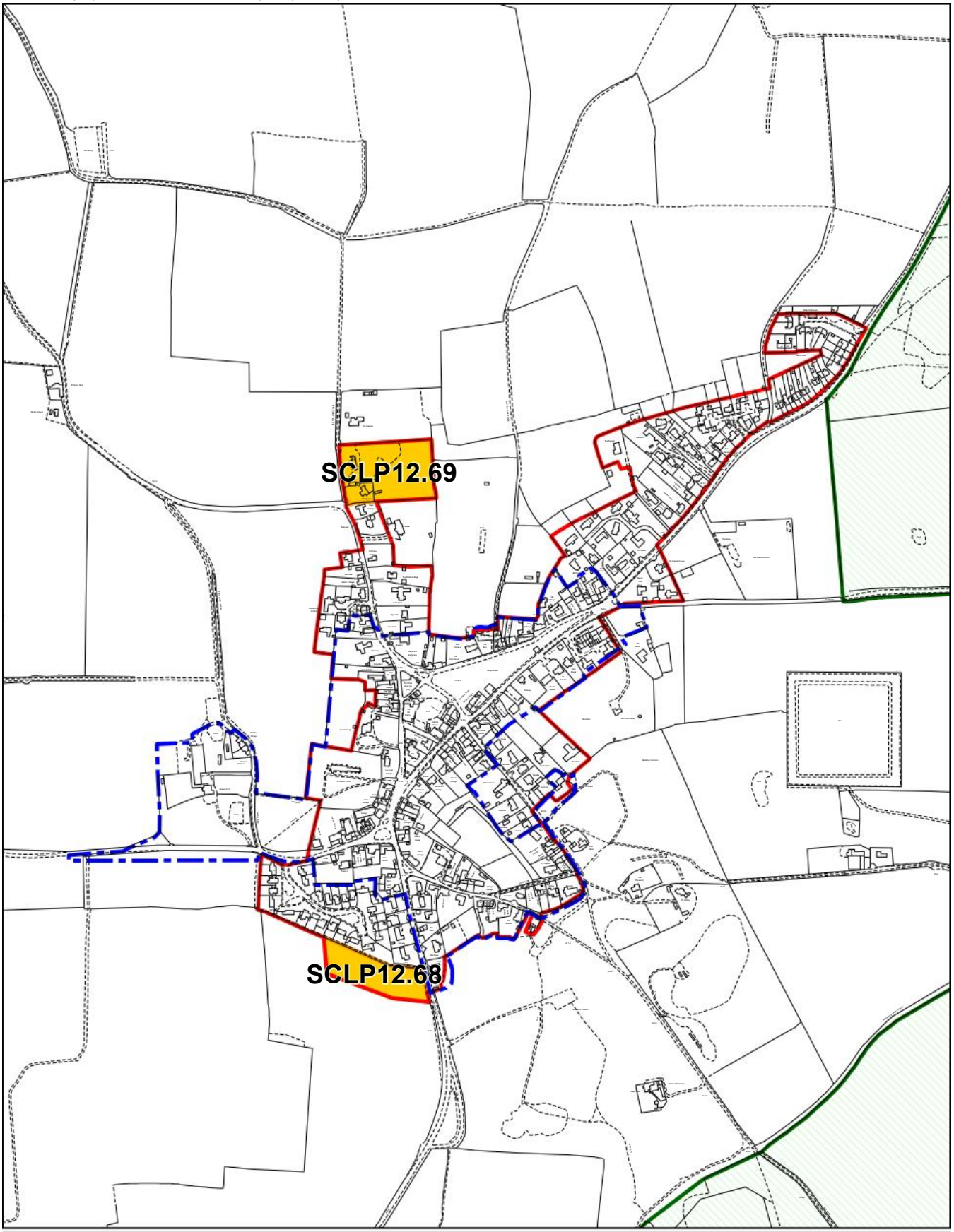
- Suffolk Coastal Local Plan Area
- SCLP3.3 Settlement Boundaries
- SCLP12.23 Land off Lower Road and Westerfield Road
- Housing Allocation
- Housing Permissions as at 31/03/18

68 - Westerfield

East Suffolk Council

Scale 1:8,000

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Key

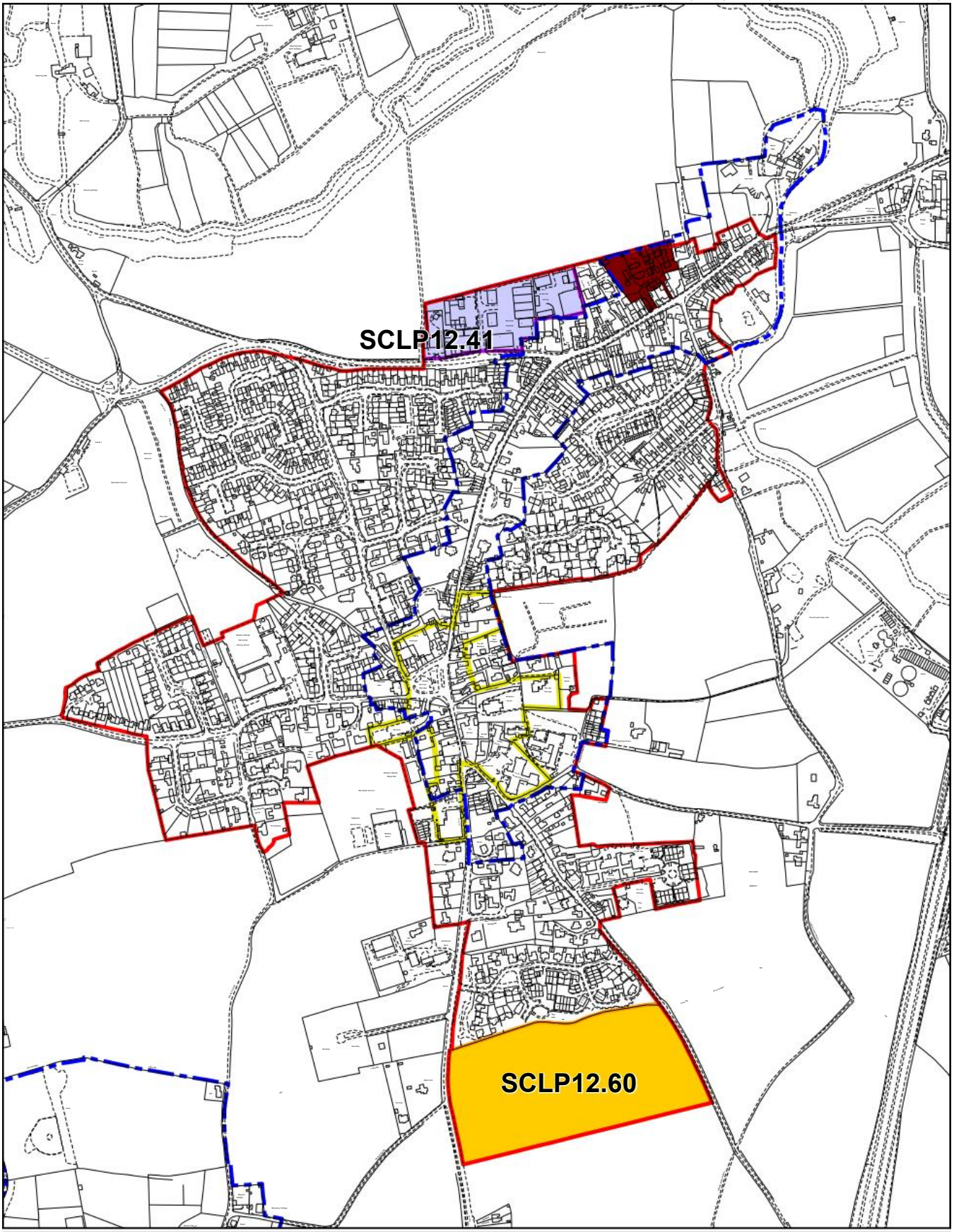
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- Housing Allocation
- Area of Outstanding Natural Beauty

69 - Westleton

East Suffolk Council

Scale 1:8,000

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Key

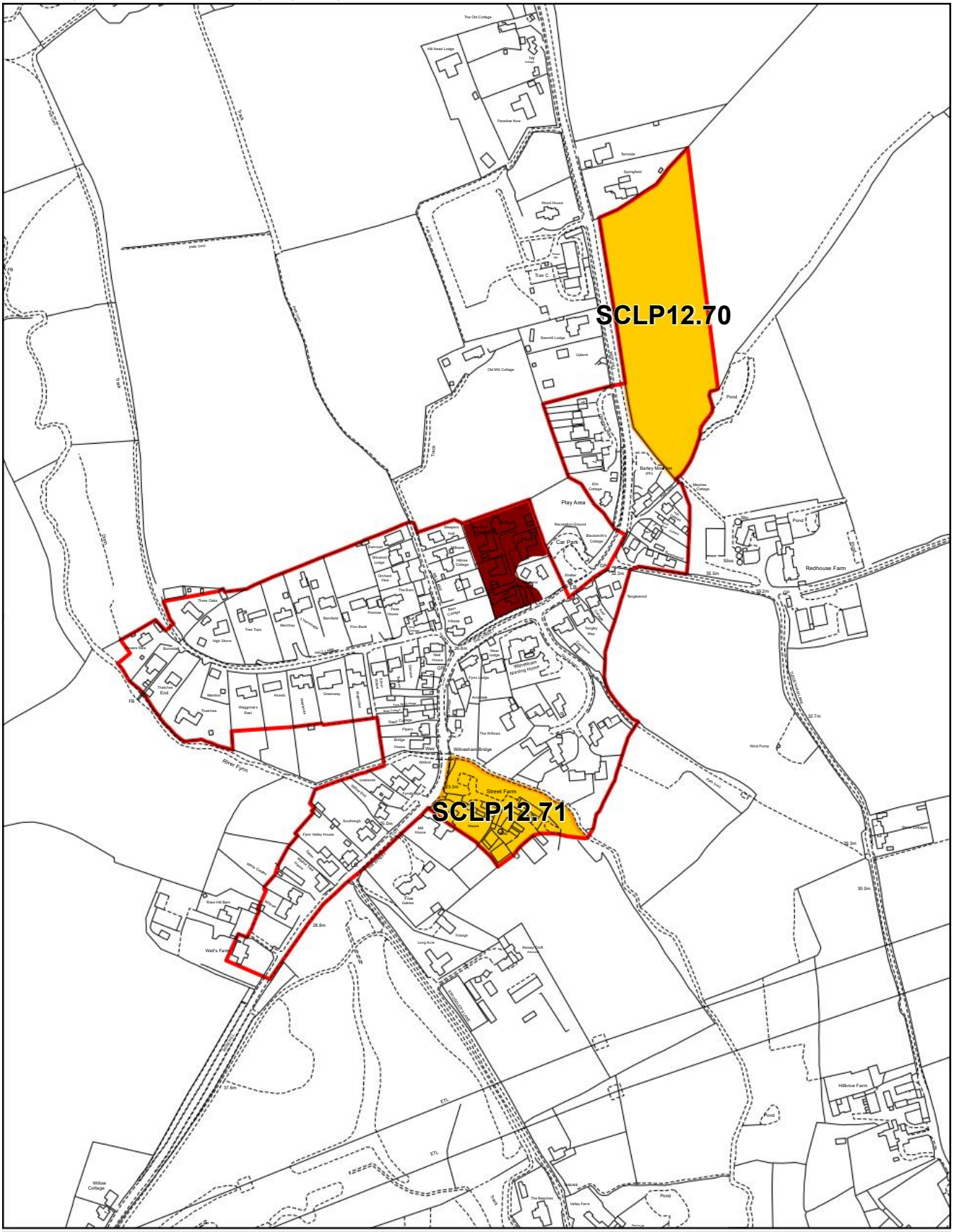
- SCLP3.3 Settlement Boundaries
- SCLP4.12 District and Local Centres and Local Shops
- SCLP11.5 Conservation Areas
- Housing Allocation
- Employment Allocation
- Housing Permissions as at 31/03/18

70 - Wickham Market

East Suffolk Council

Scale 1:8,000

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Key

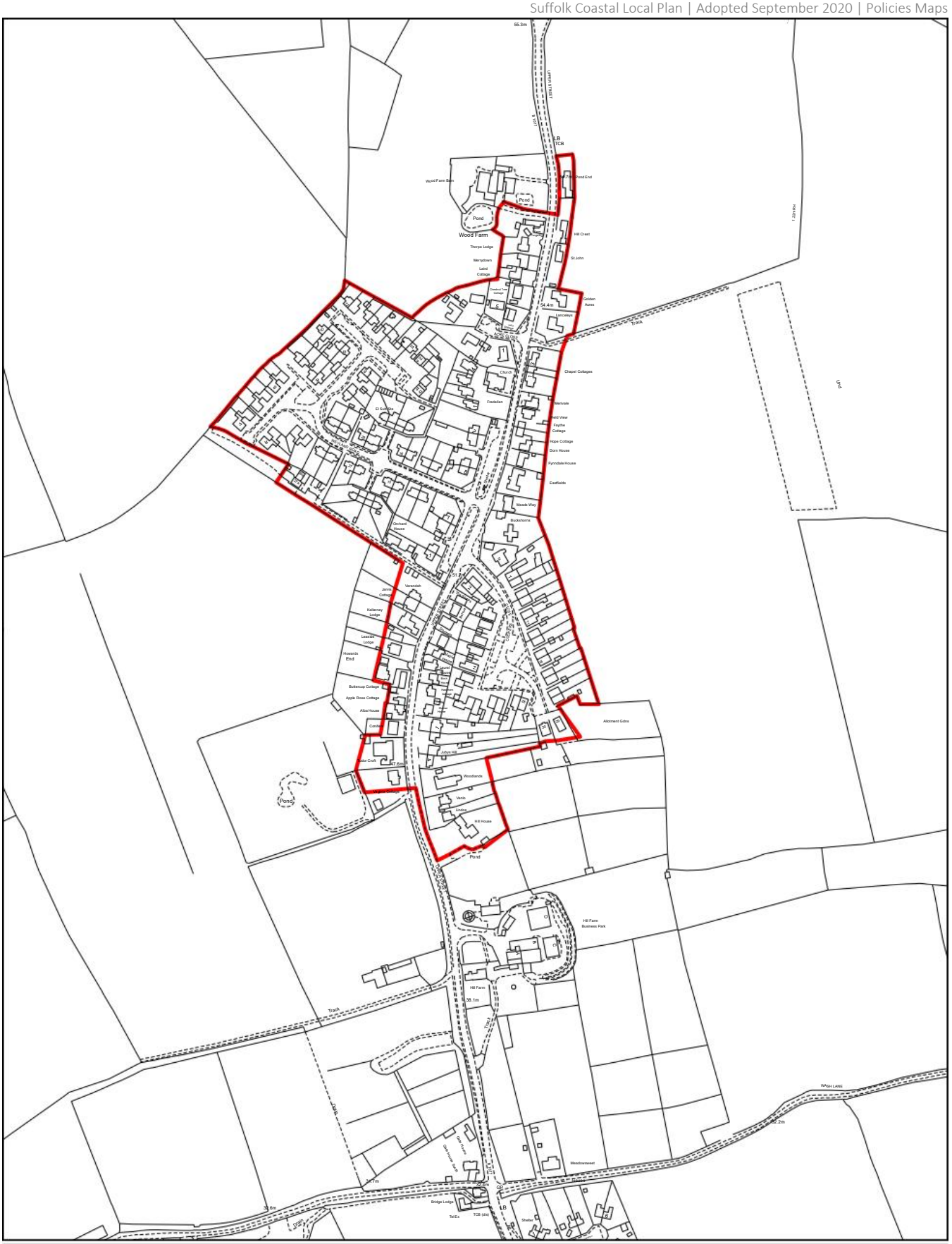
- SCLP3.3 Settlement Boundaries
- Housing Allocation
- Housing Permissions as at 31/03/18

71 - Witnesham (Bridge)

East Suffolk Council

Scale 1:5,000

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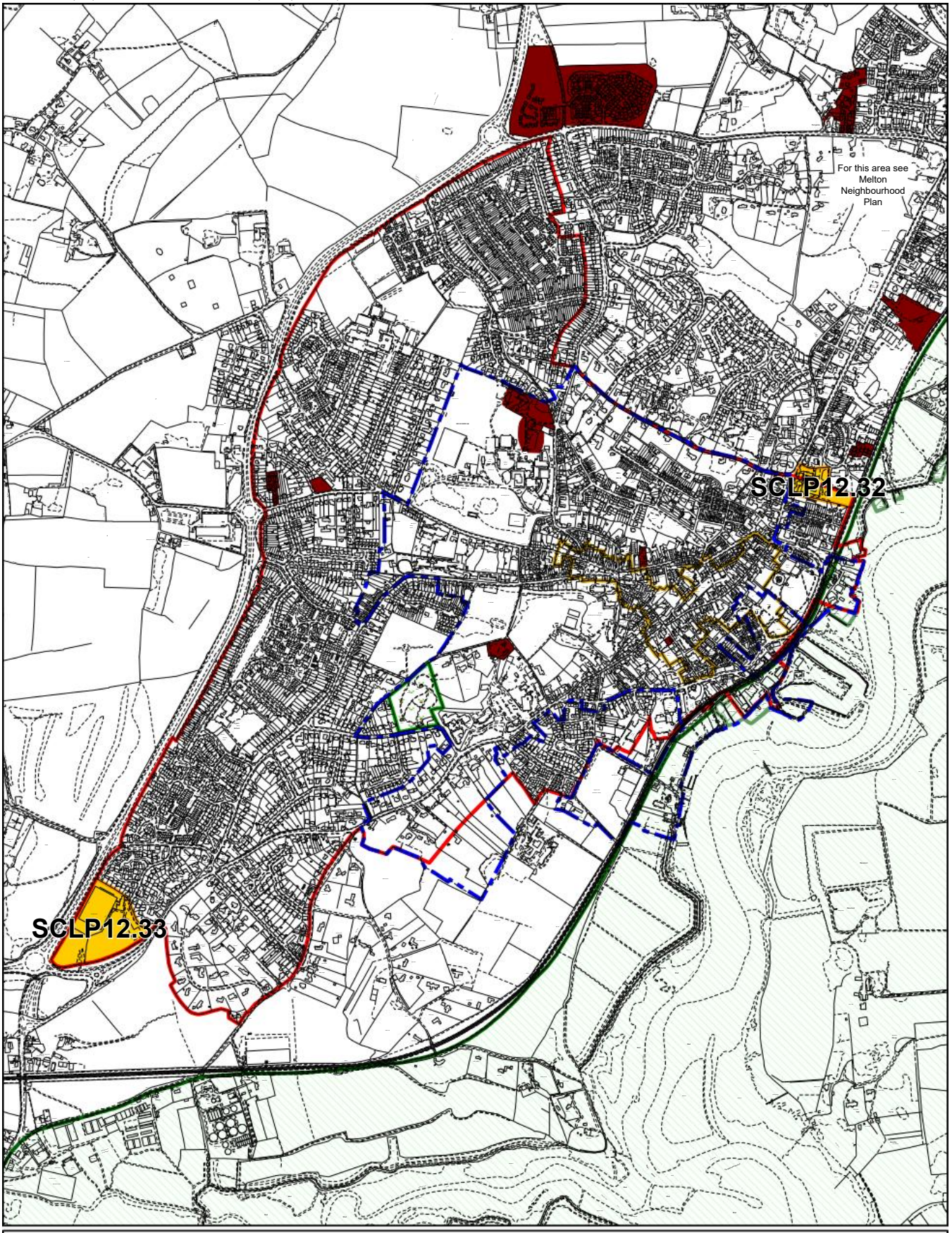
Key SCLP3.3 Settlement Boundaries

72 - Witnesham (Chapel)

East Suffolk Council

Scale 1:5,000

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Key

- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP5.15 Moorings, jetties & slipways
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- Housing Allocation
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

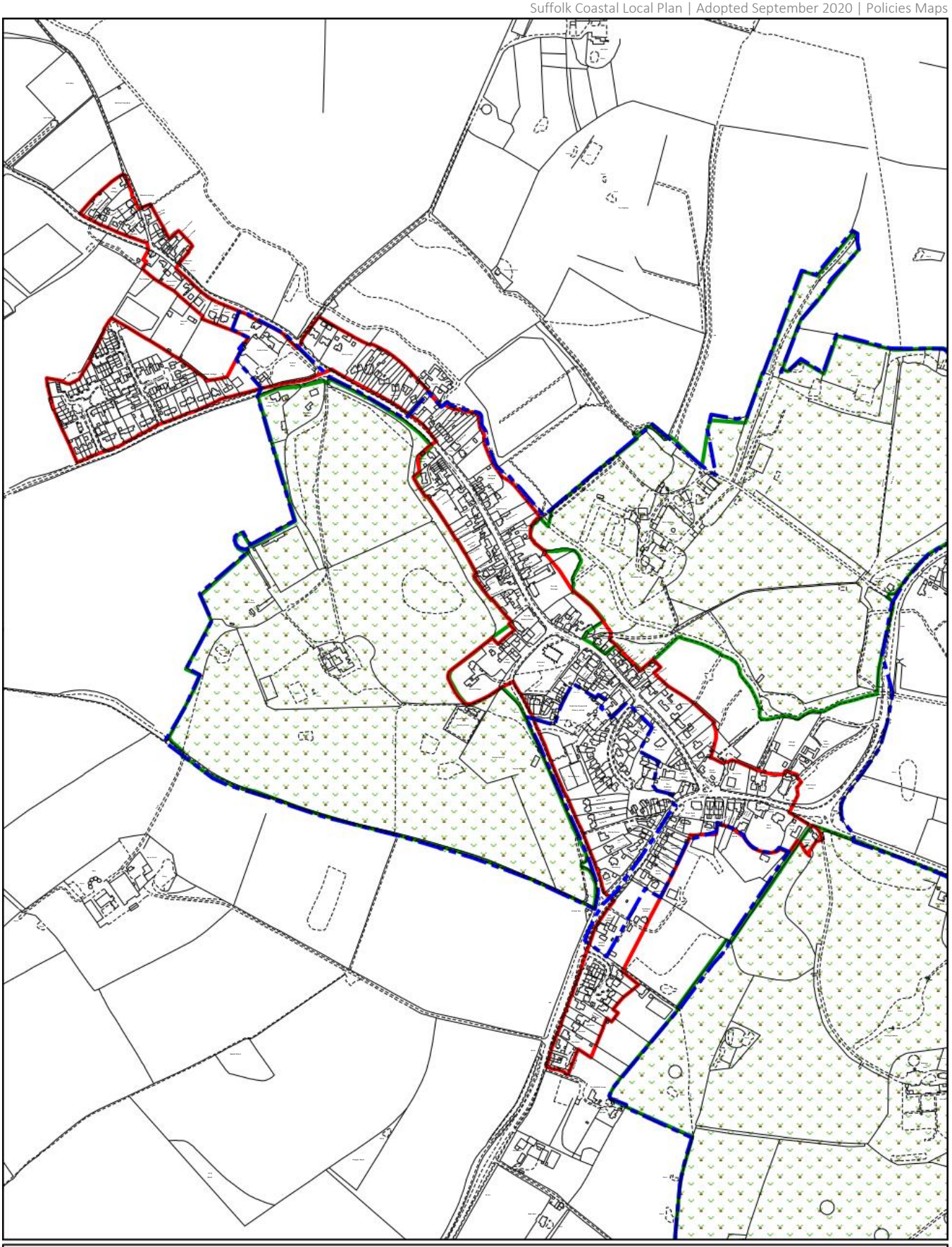
Also see Town Centre Inset Map

73 - Woodbridge (with parts of Martlesham & Melton)

East Suffolk Council

Scale 1:16,000

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Key

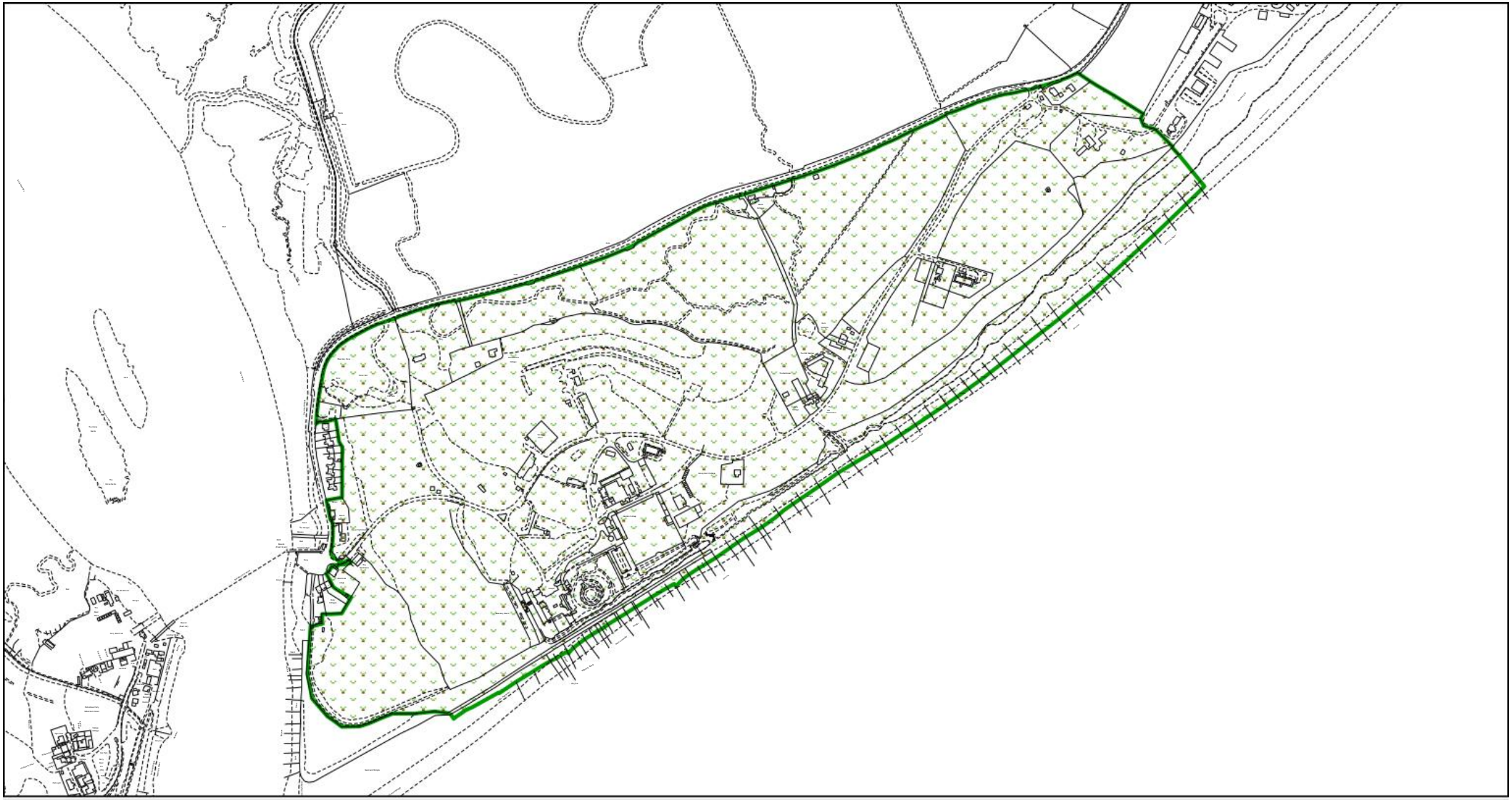
- SCLP3.3 Settlement Boundaries
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens

74 - Yoxford

East Suffolk Council

Scale 1:8,500

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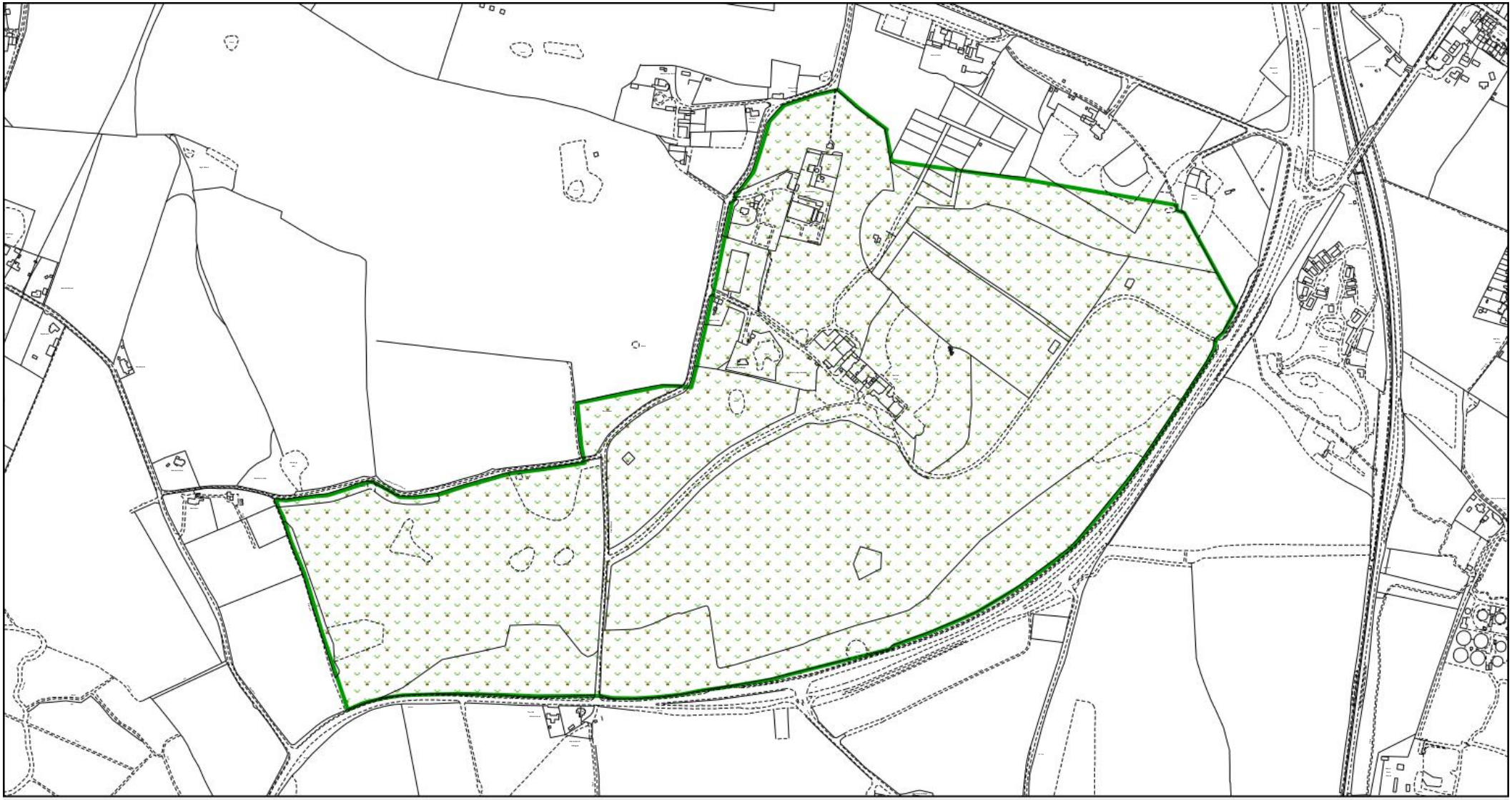
Key SCLP11.8 Historic Parks & Gardens

Bawdsey Manor

East Suffolk Council

Scale 1:8,000

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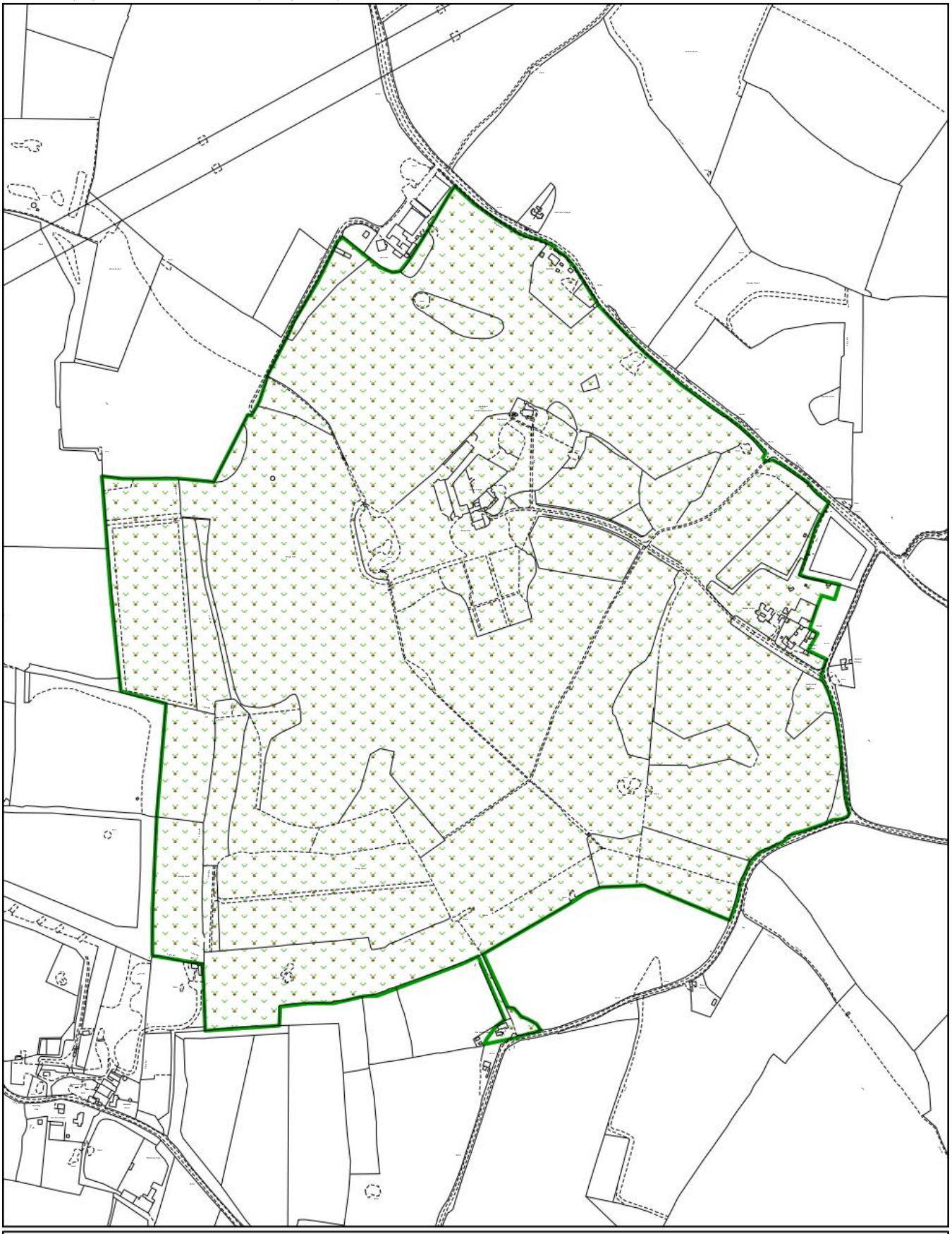
Key SCLP11.8 Historic Parks & Gardens

Benhall Park

East Suffolk Council

Scale 1:8,000

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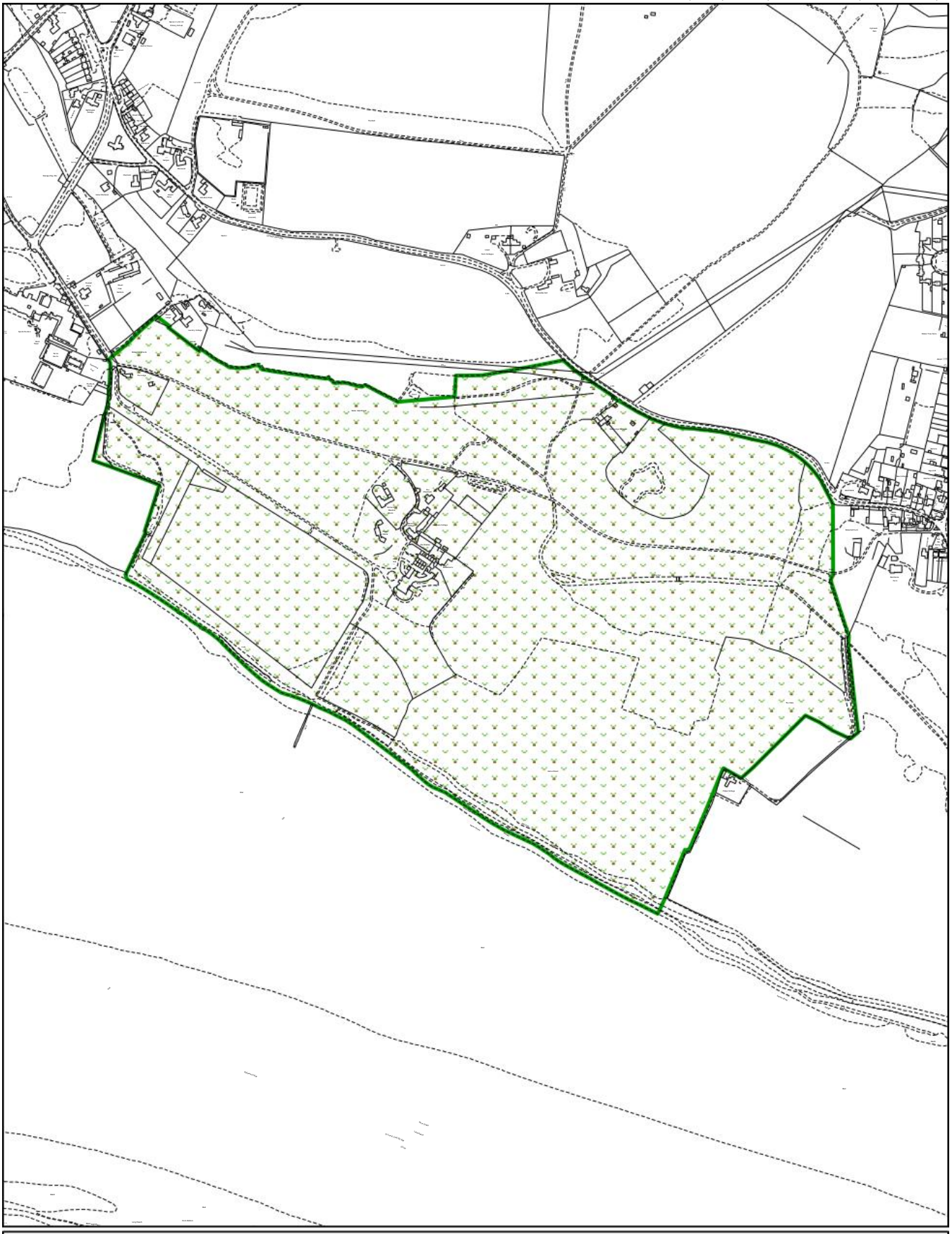
Key SCLP11.8 Historic Parks & Gardens

Boulge Park

East Suffolk Council

Scale 1:8,000

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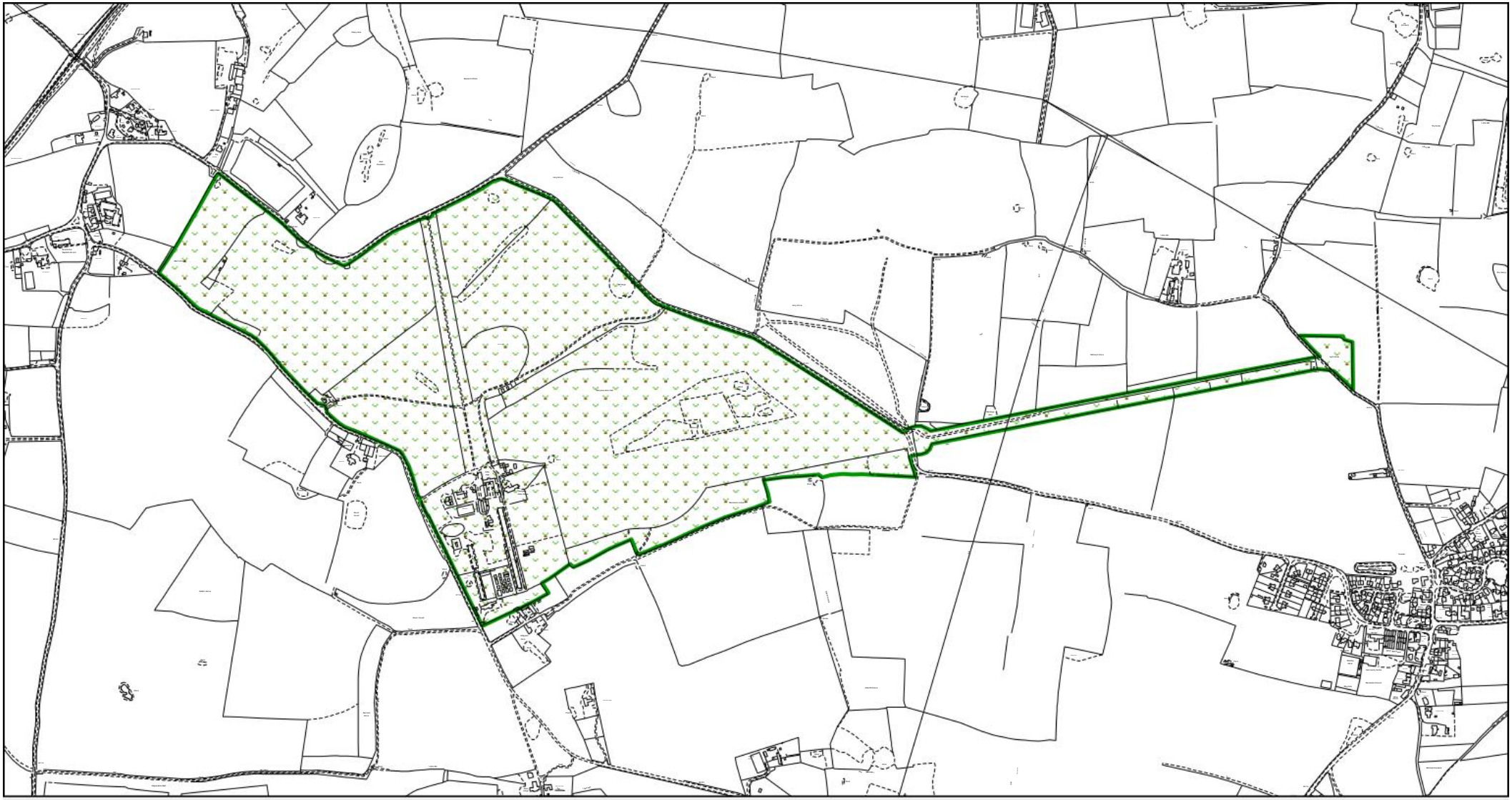
Key SCLP11.8 Historic Parks & Gardens

Broke Hall Park

East Suffolk Council

Scale 1:9,000

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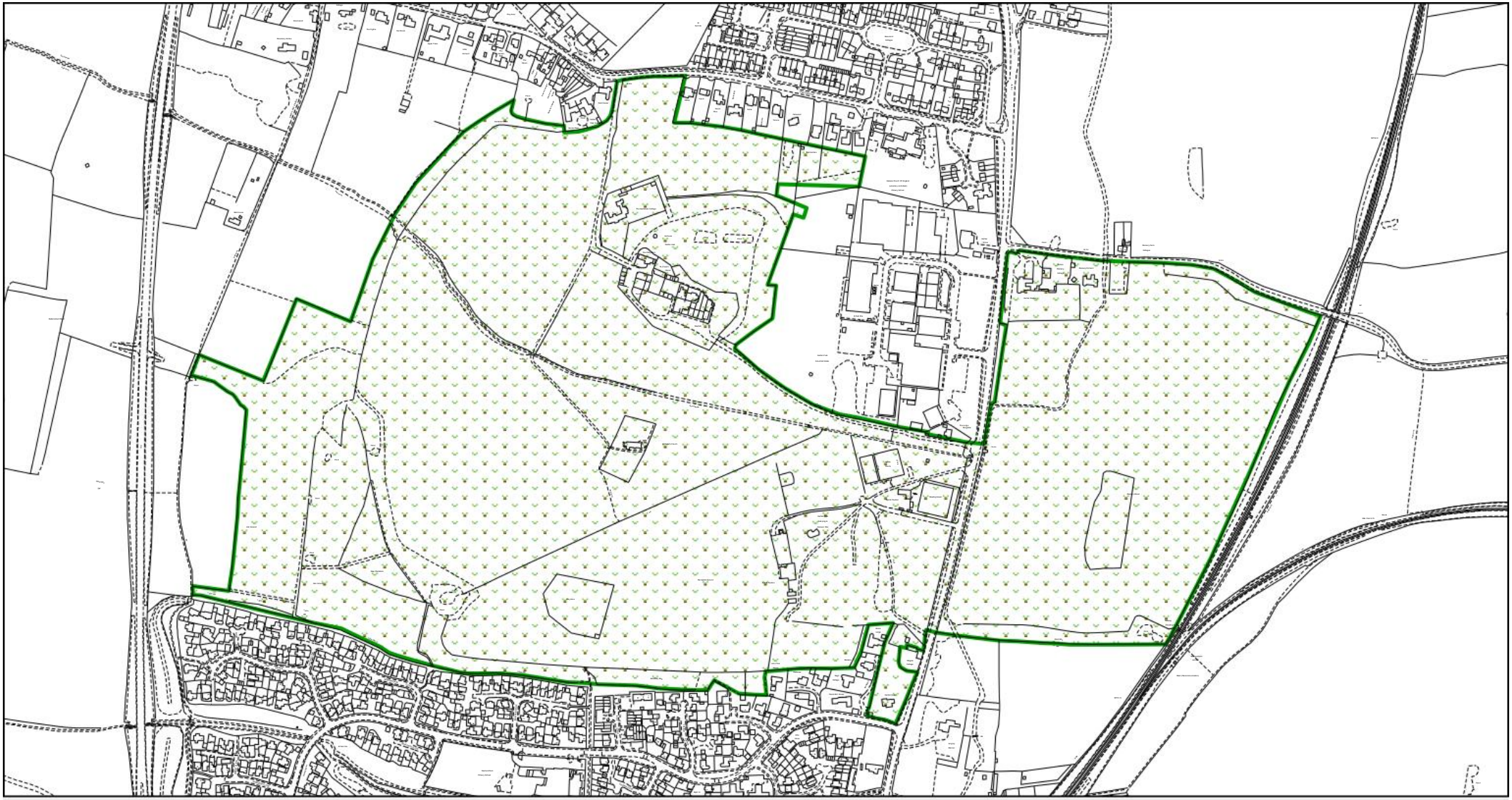
Key SCLP11.8 Historic Parks & Gardens

Campsea Ashe Park

East Suffolk Council

Scale 1:11,500

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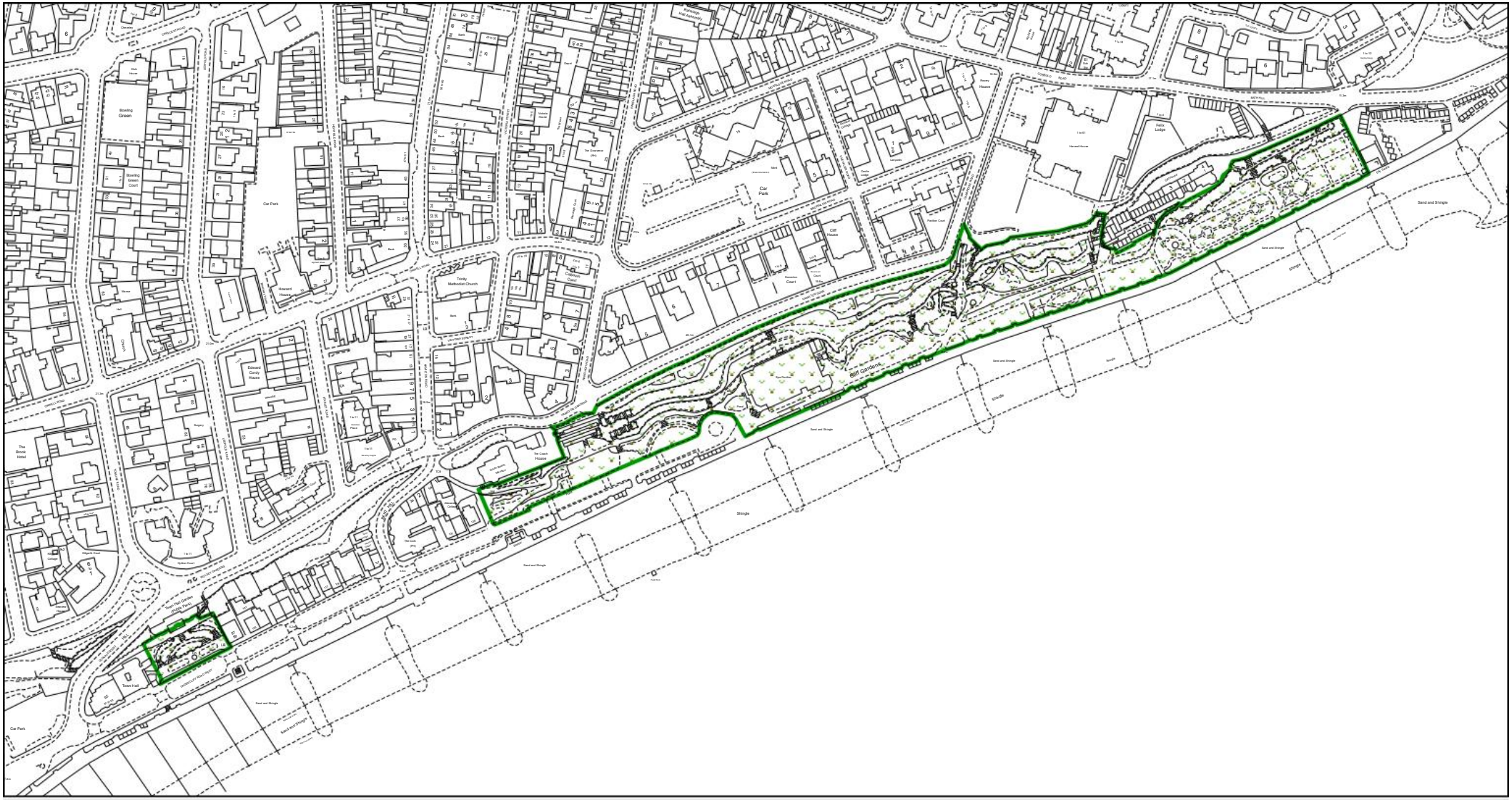
Key SCLP11.8 Historic Parks & Gardens

Carlton Park

East Suffolk Council

Scale 1:7,000

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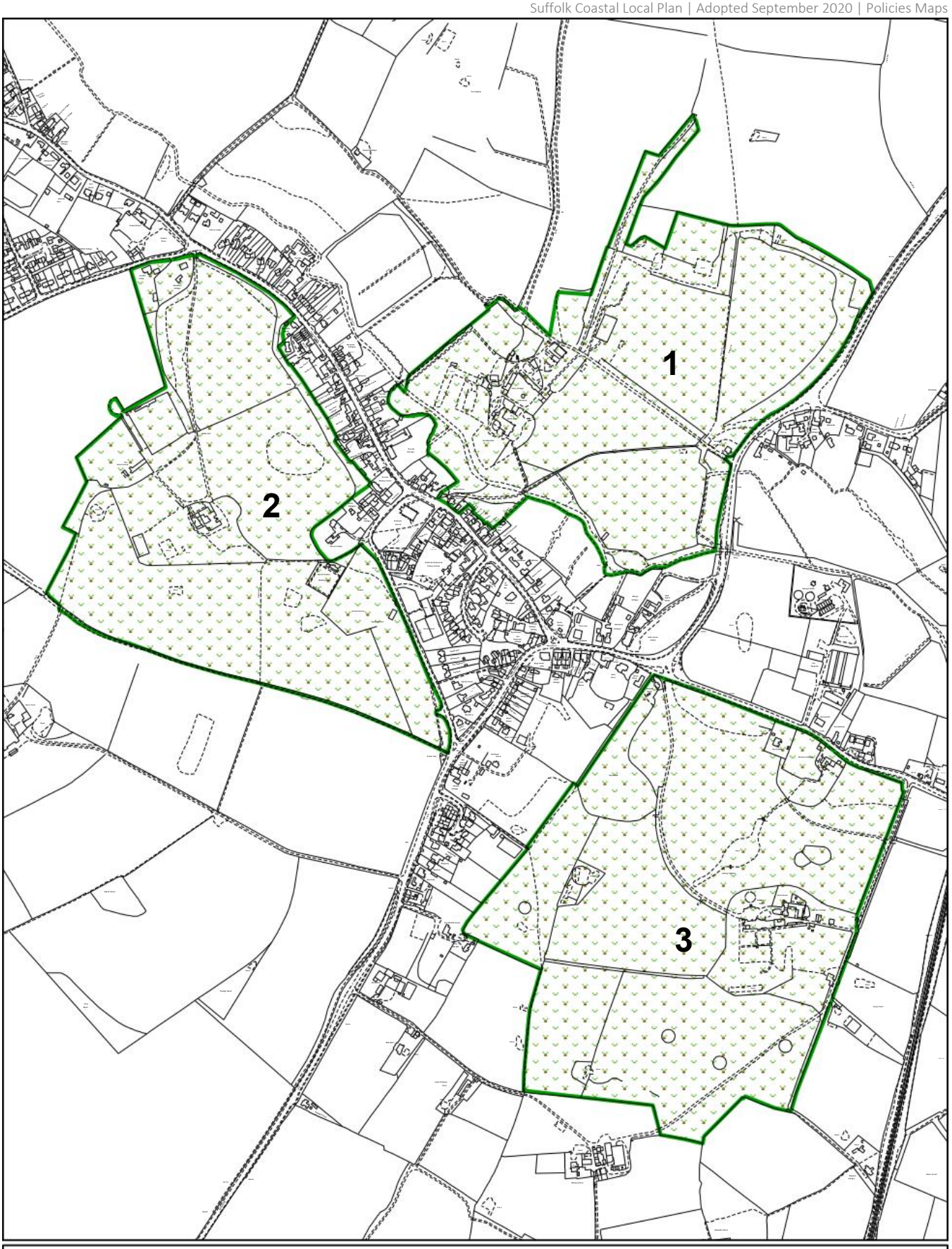
Key SCLP11.8 Historic Parks & Gardens

Cliff and Town Hall Gardens

East Suffolk Council

Scale 1:3,500

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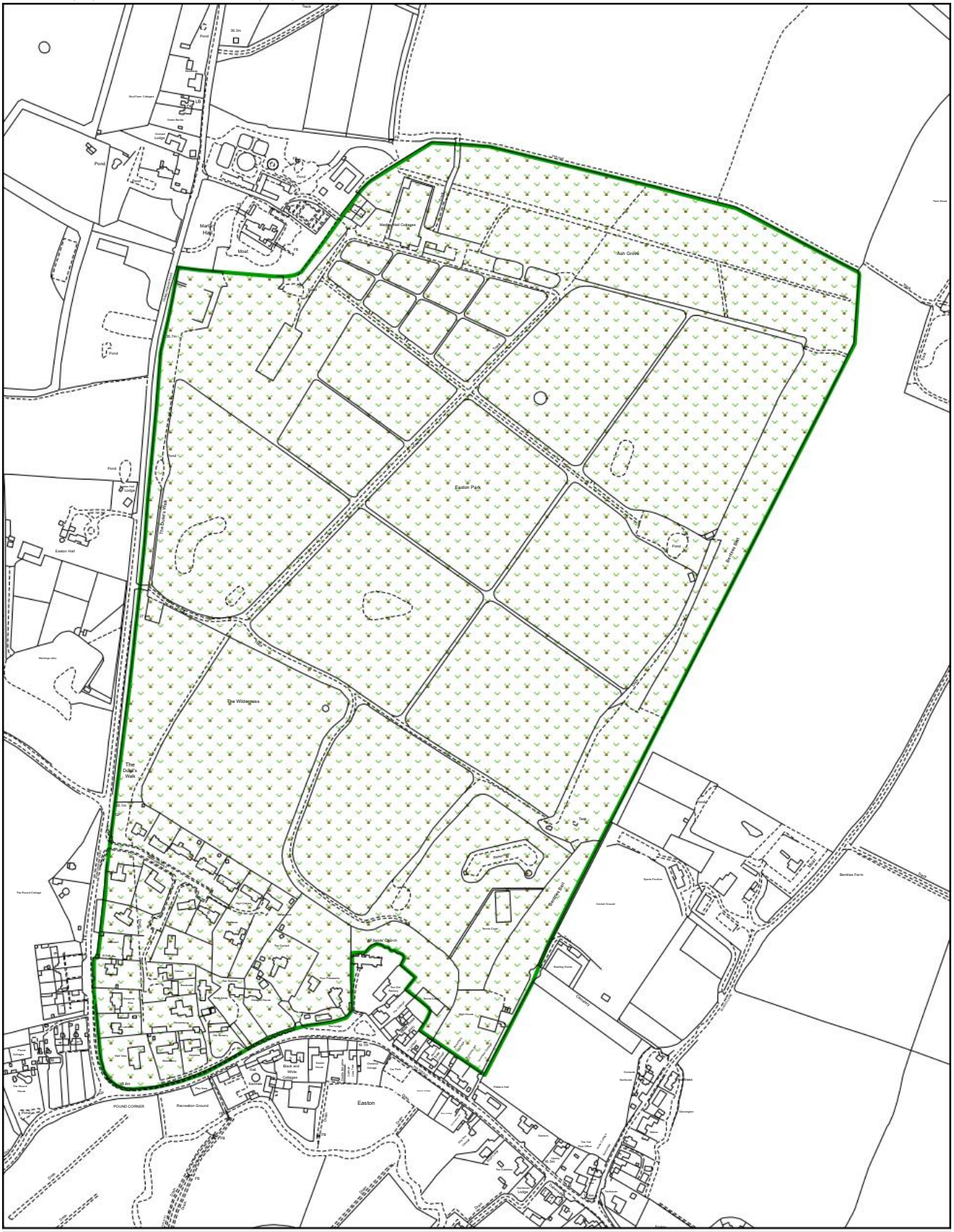
Key SCLP11.8 Historic Parks & Gardens

(1) Cockfield Hall Park, (2) Grove Park, (3) Rookery Park

East Suffolk Council

Scale 1:9,000

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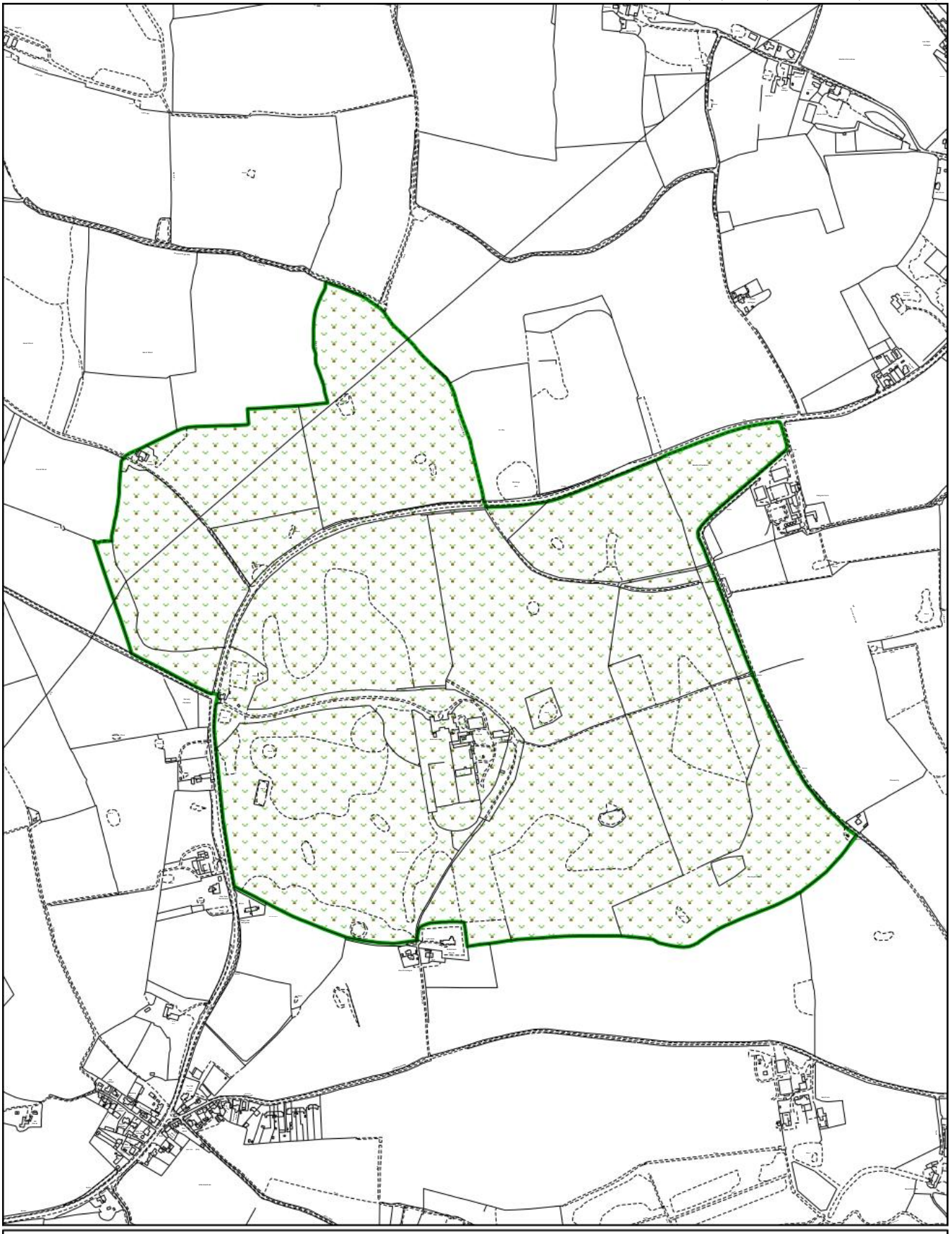
Key SCLP11.8 Historic Parks & Gardens

Easton Park

East Suffolk Council

Scale 1:6,000

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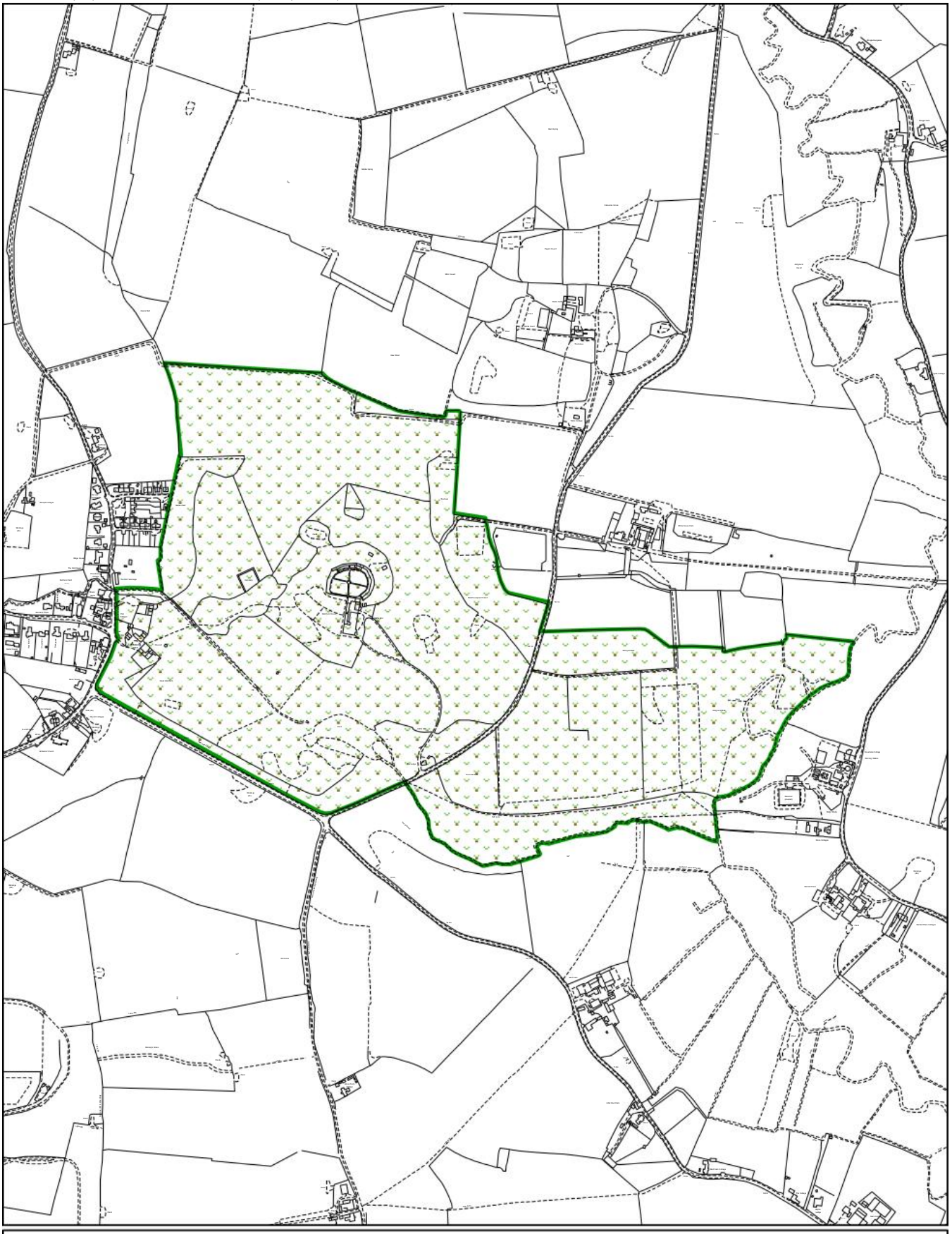
Key SCLP11.8 Historic Parks & Gardens

Glemham Hall Park

East Suffolk Council

Scale 1:10,500

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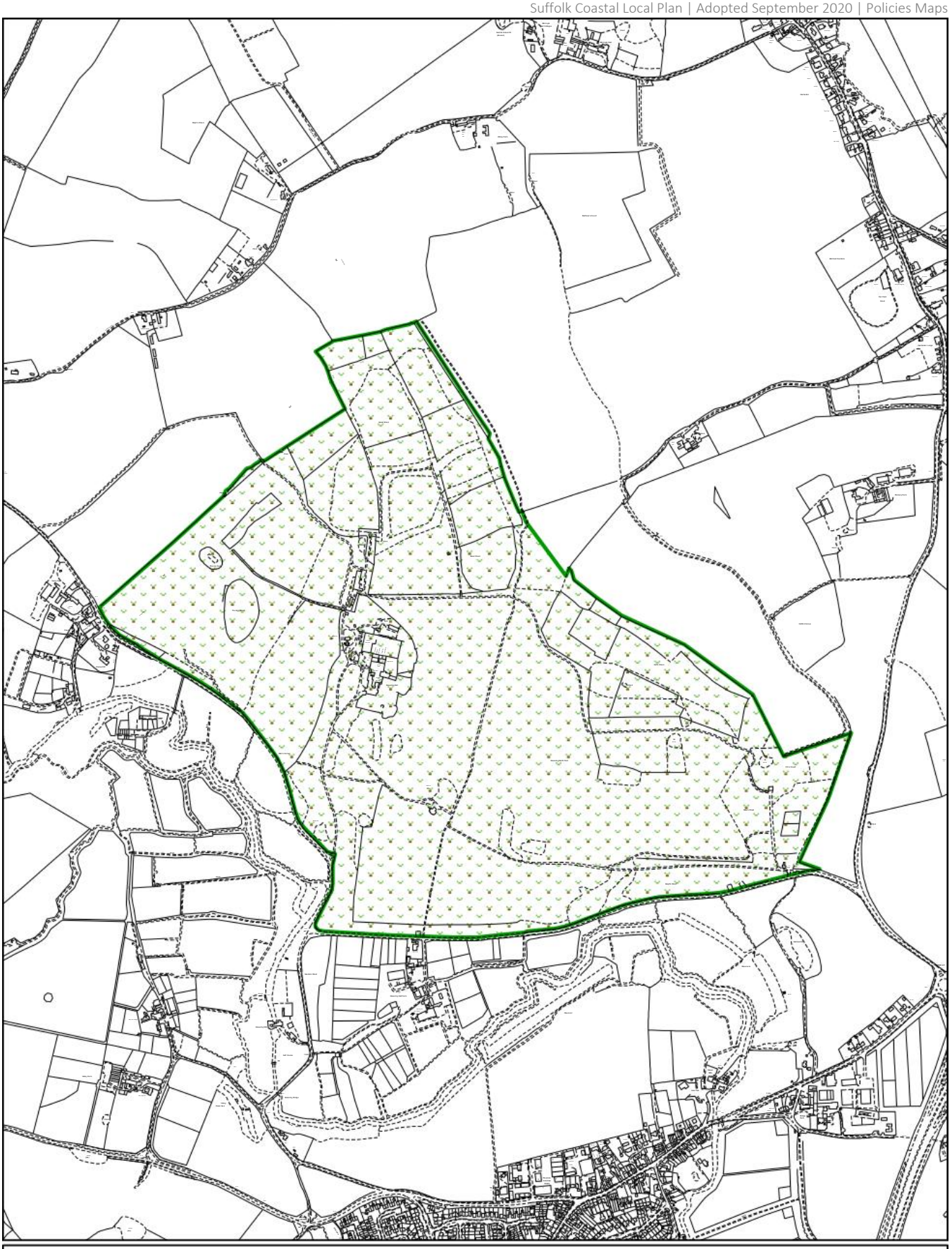
Key SCLP11.8 Historic Parks & Gardens

Glemham House Park

East Suffolk Council

Scale 1:10,000

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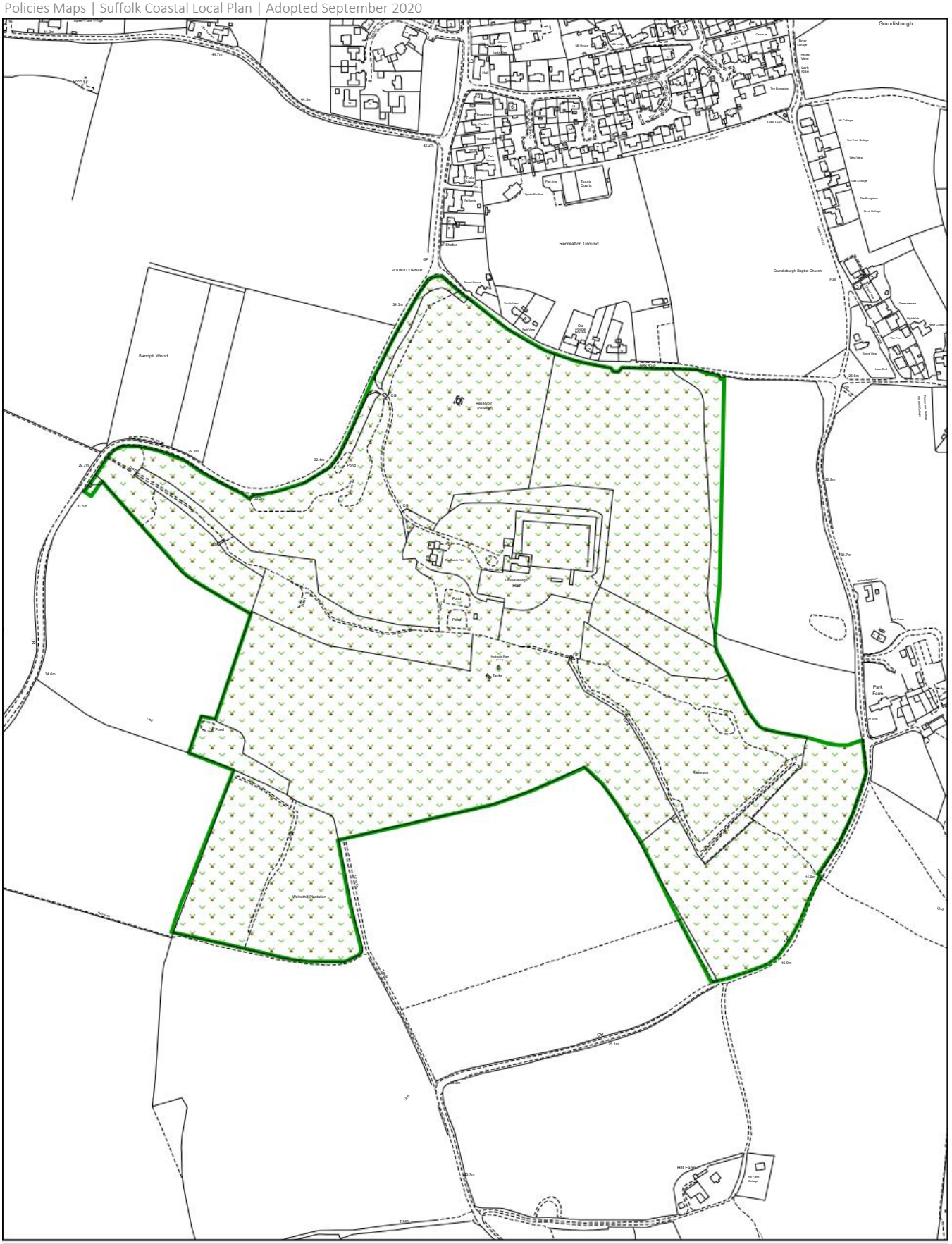
Key SCLP11.8 Historic Parks & Gardens

Glevering Hall Park

East Suffolk Council

Scale 1:13,000

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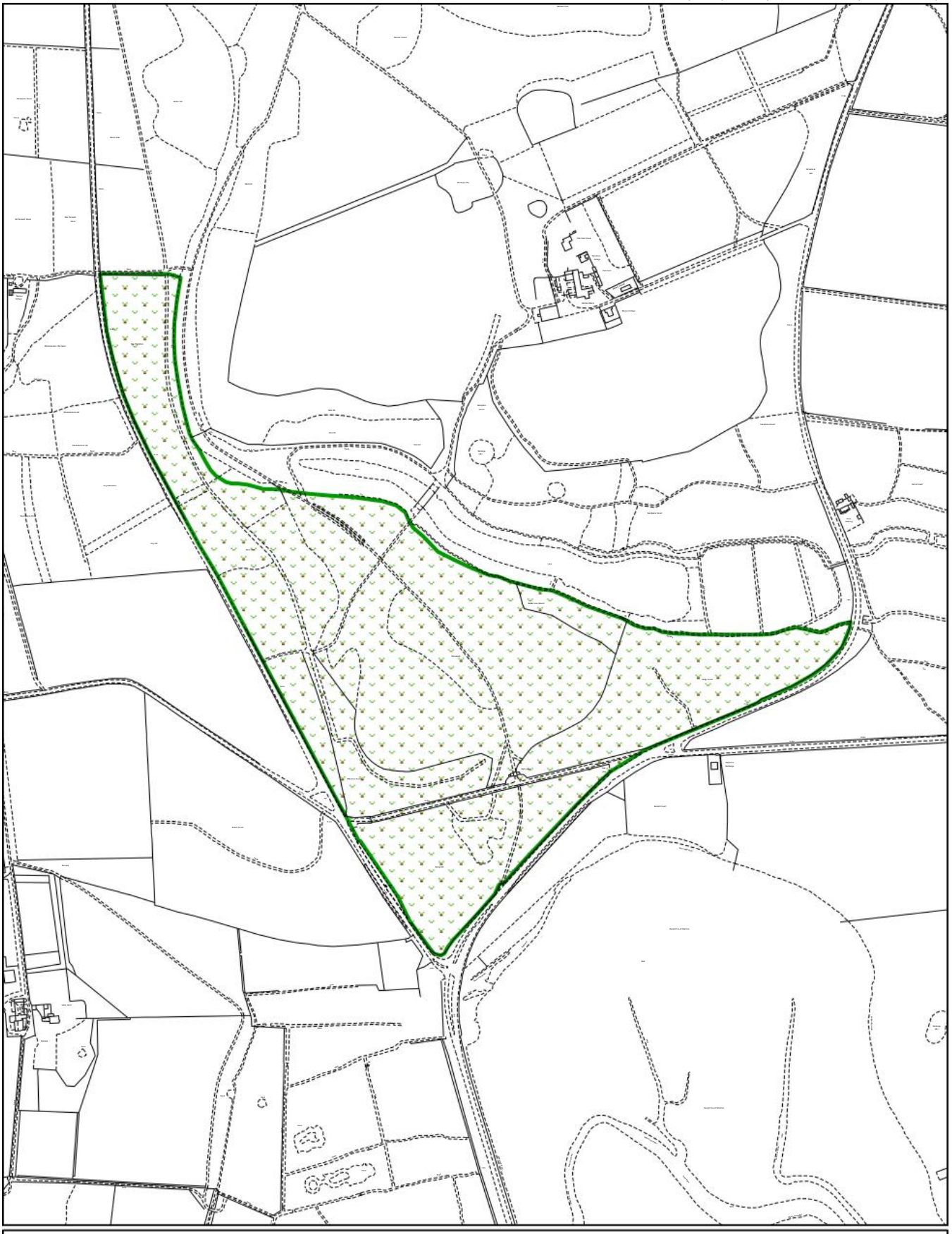
Key SCLP11.8 Historic Parks & Gardens

Grundisburgh Hall Park

East Suffolk Council

Scale 1:6,000

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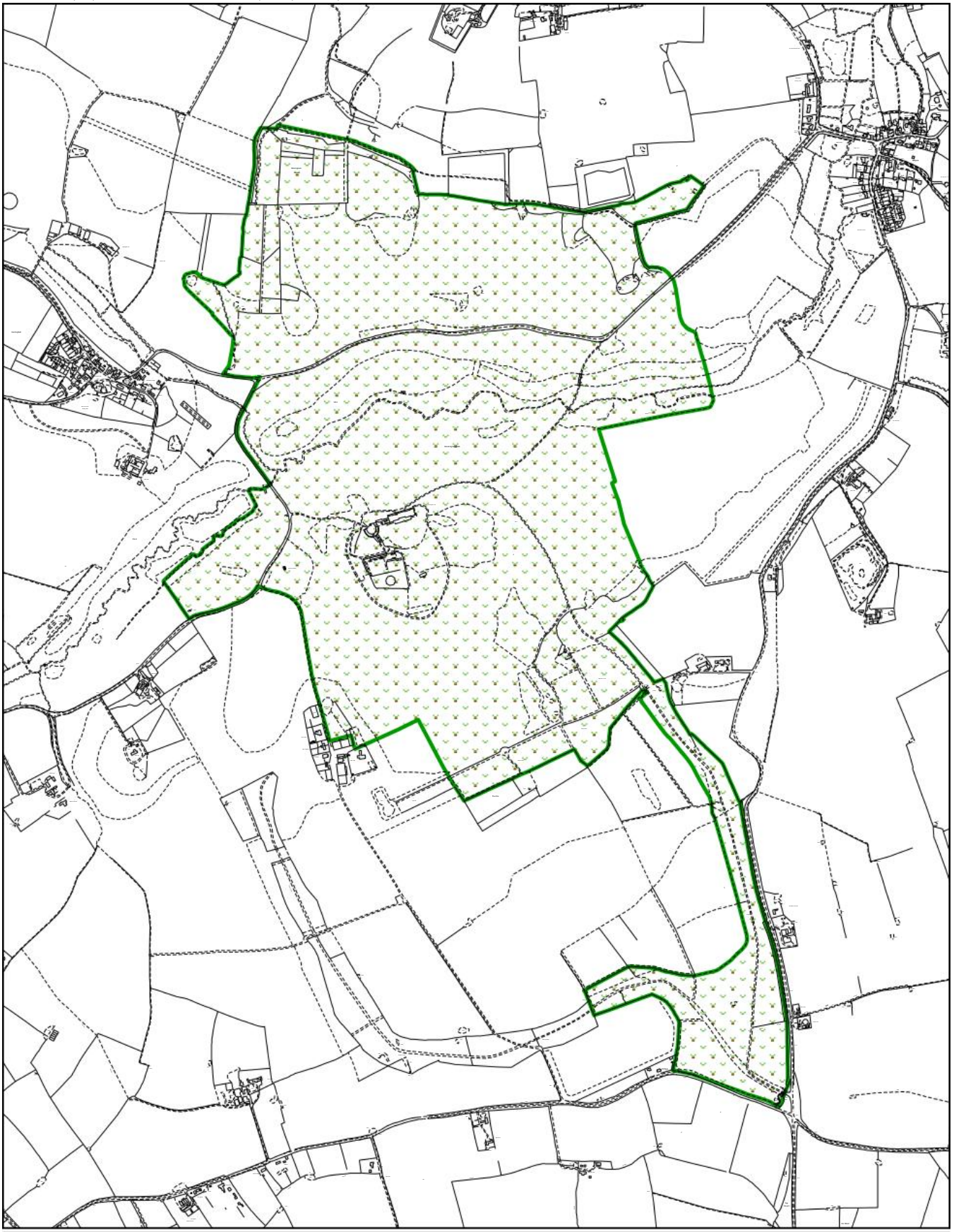
Key SCLP11.8 Historic Parks & Gardens

Henham Park

East Suffolk Council

Scale 1:9,000

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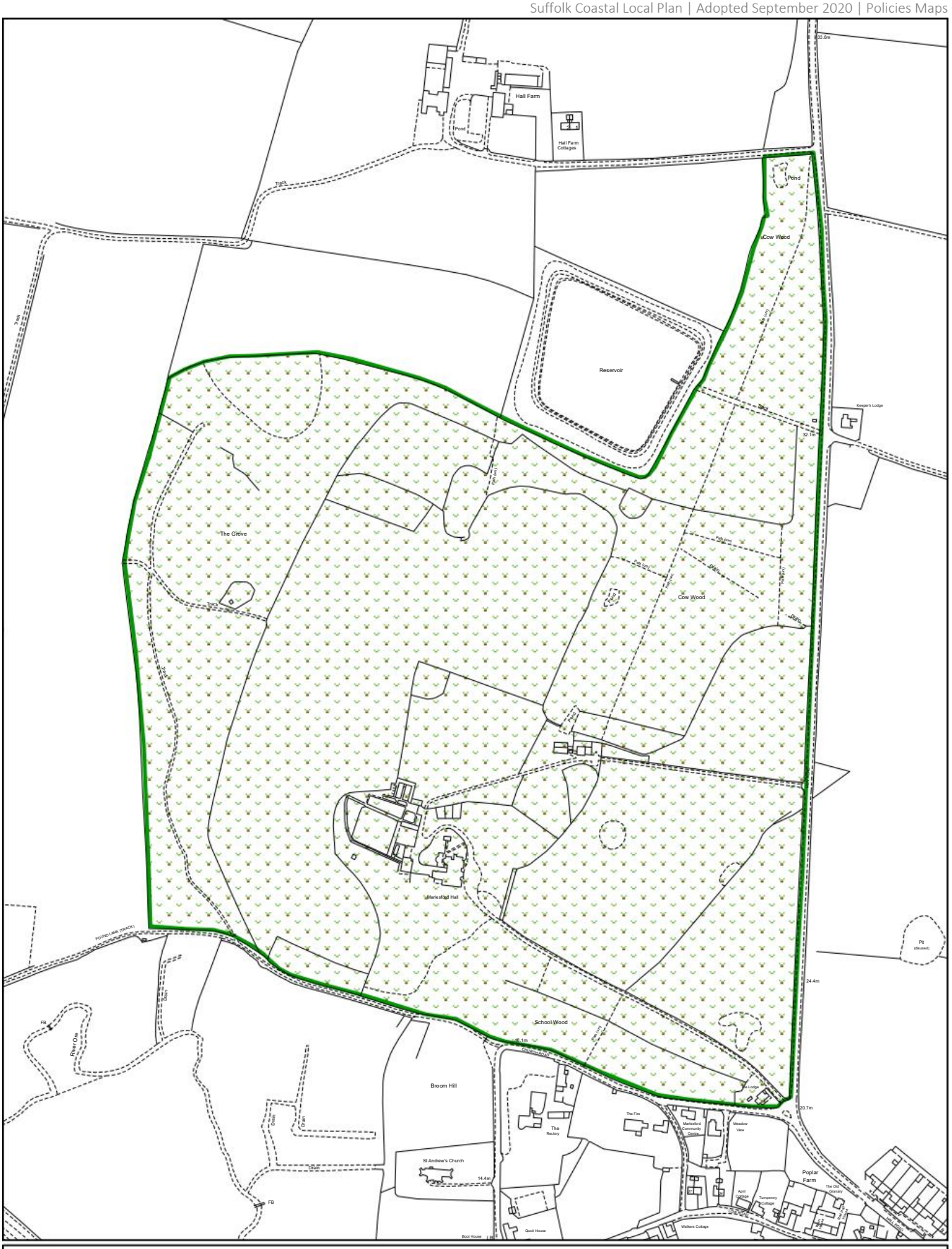
Key SCLP11.8 Historic Parks & Gardens

Heveningham Hall

East Suffolk Council

Scale 1:16,000

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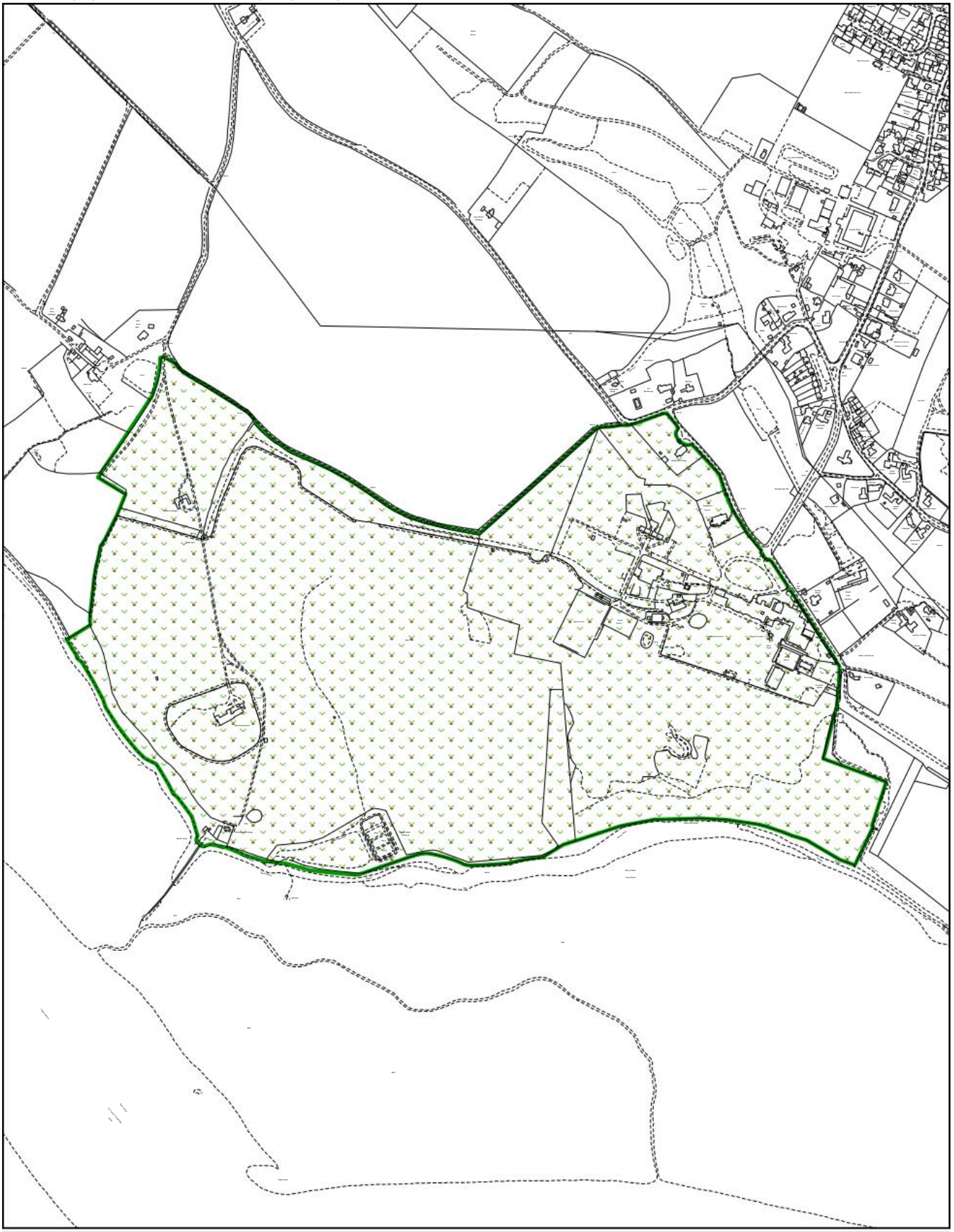
Key SCLP11.8 Historic Parks & Gardens

Marlesford Hall Park

East Suffolk Council

Scale 1:5,000

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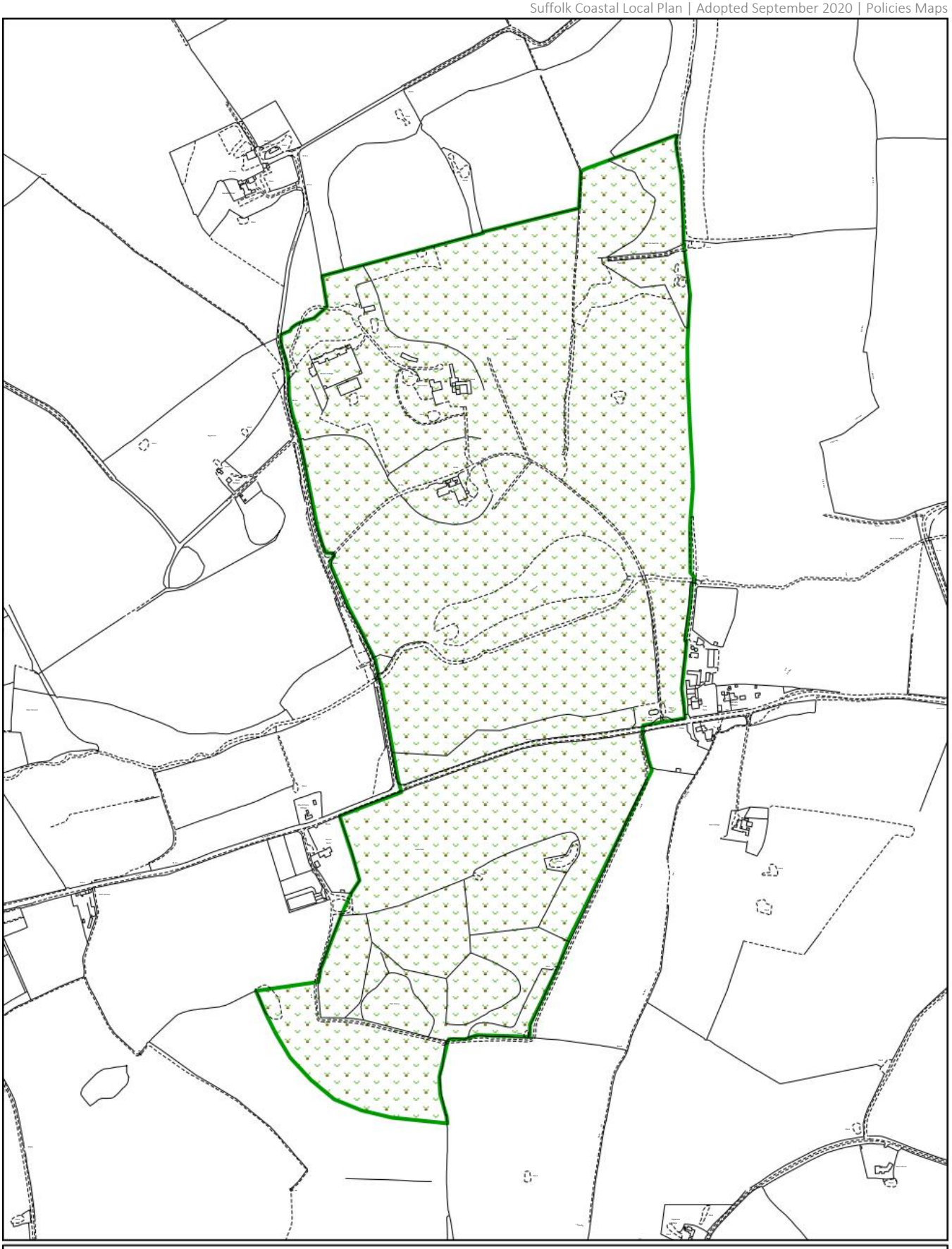
Key SCLP11.8 Historic Parks & Gardens

Orwell Park

East Suffolk Council

Scale 1:9,500

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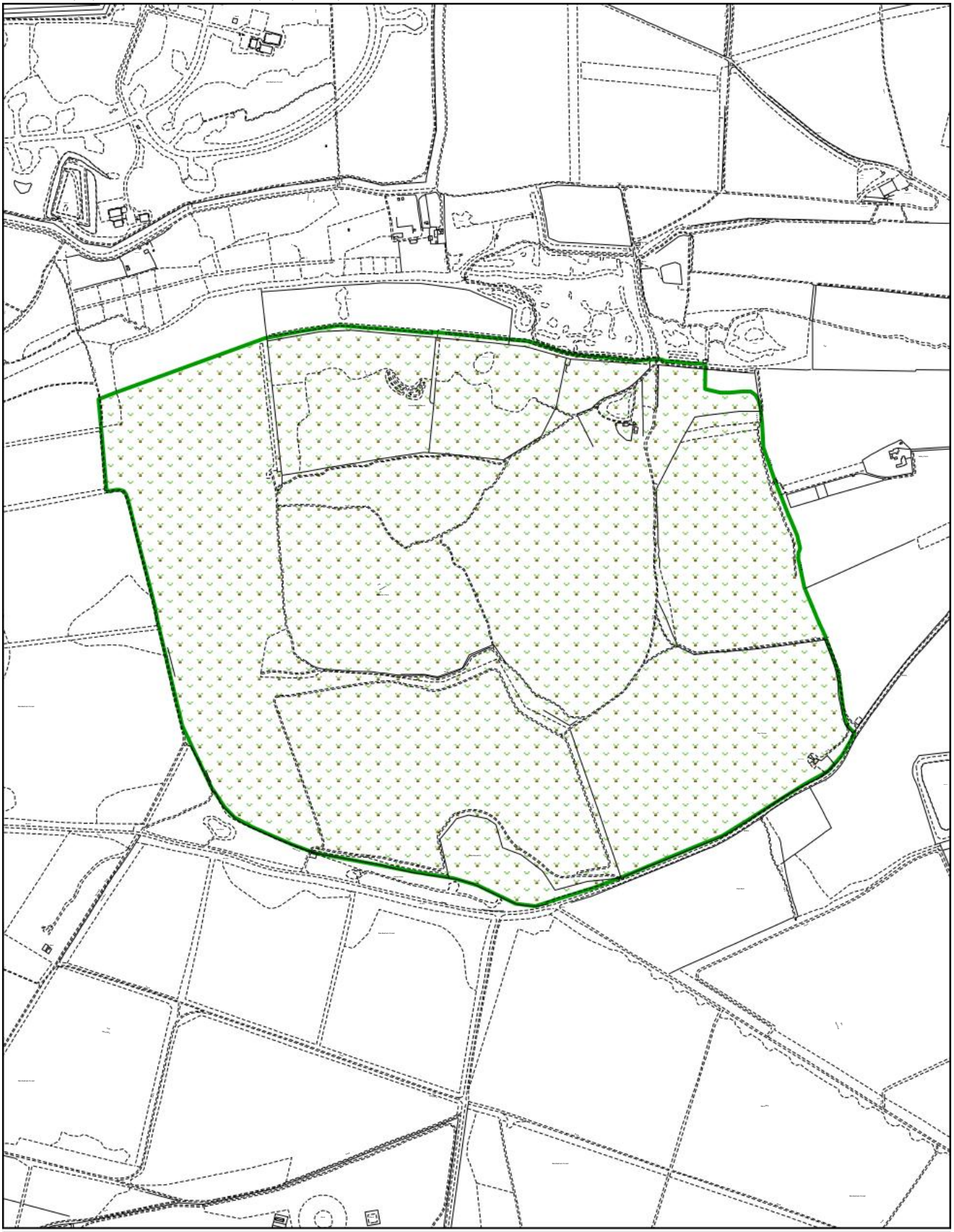
Key SCLP11.8 Historic Parks & Gardens

Sibton Park

East Suffolk Council

Scale 1:8,500

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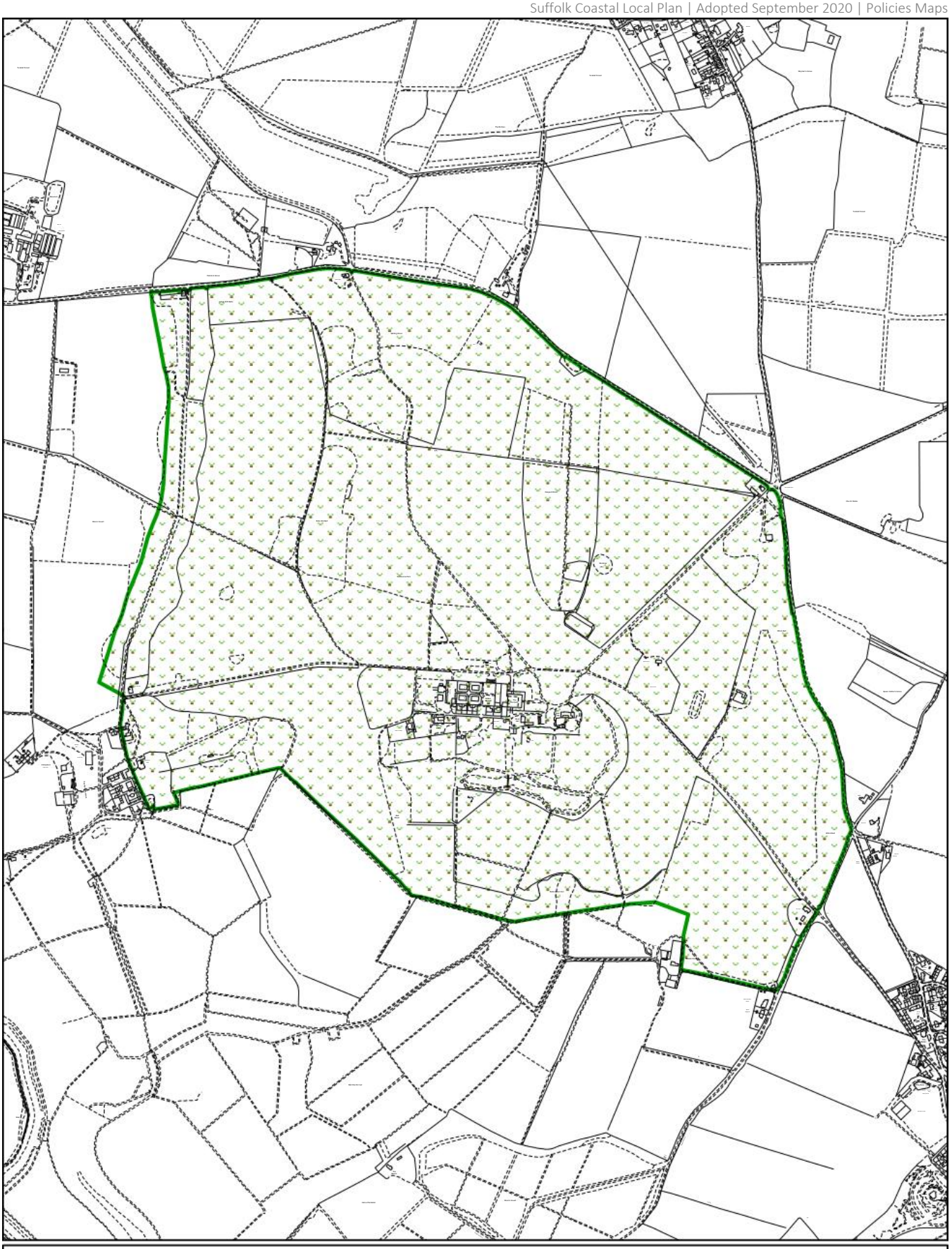
Key SCLP11.8 Historic Parks & Gardens

Staverton Park

East Suffolk Council

Scale 1:11,500

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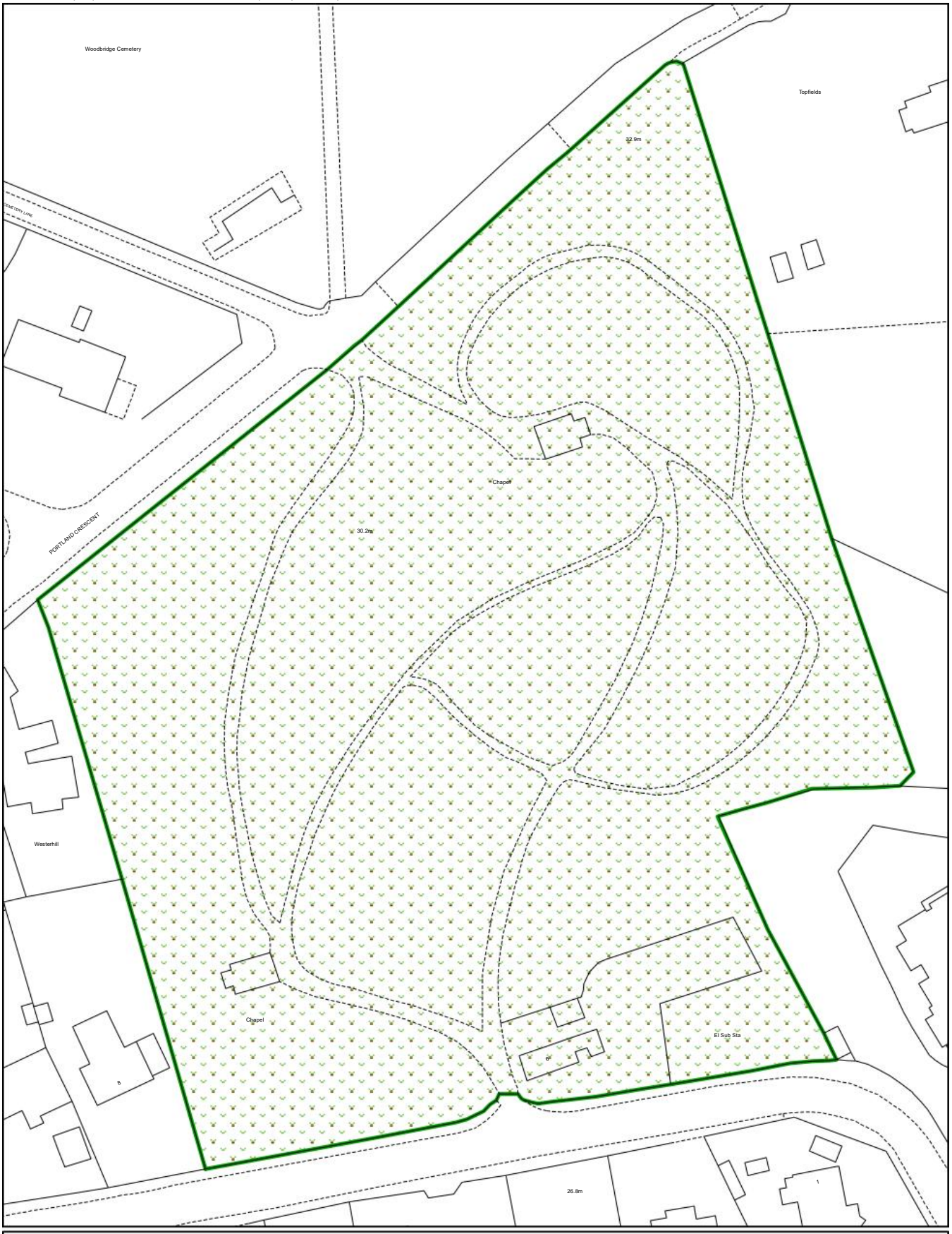
Key SCLP11.8 Historic Parks & Gardens

Sudbourne Park

East Suffolk Council

Scale 1:14,000

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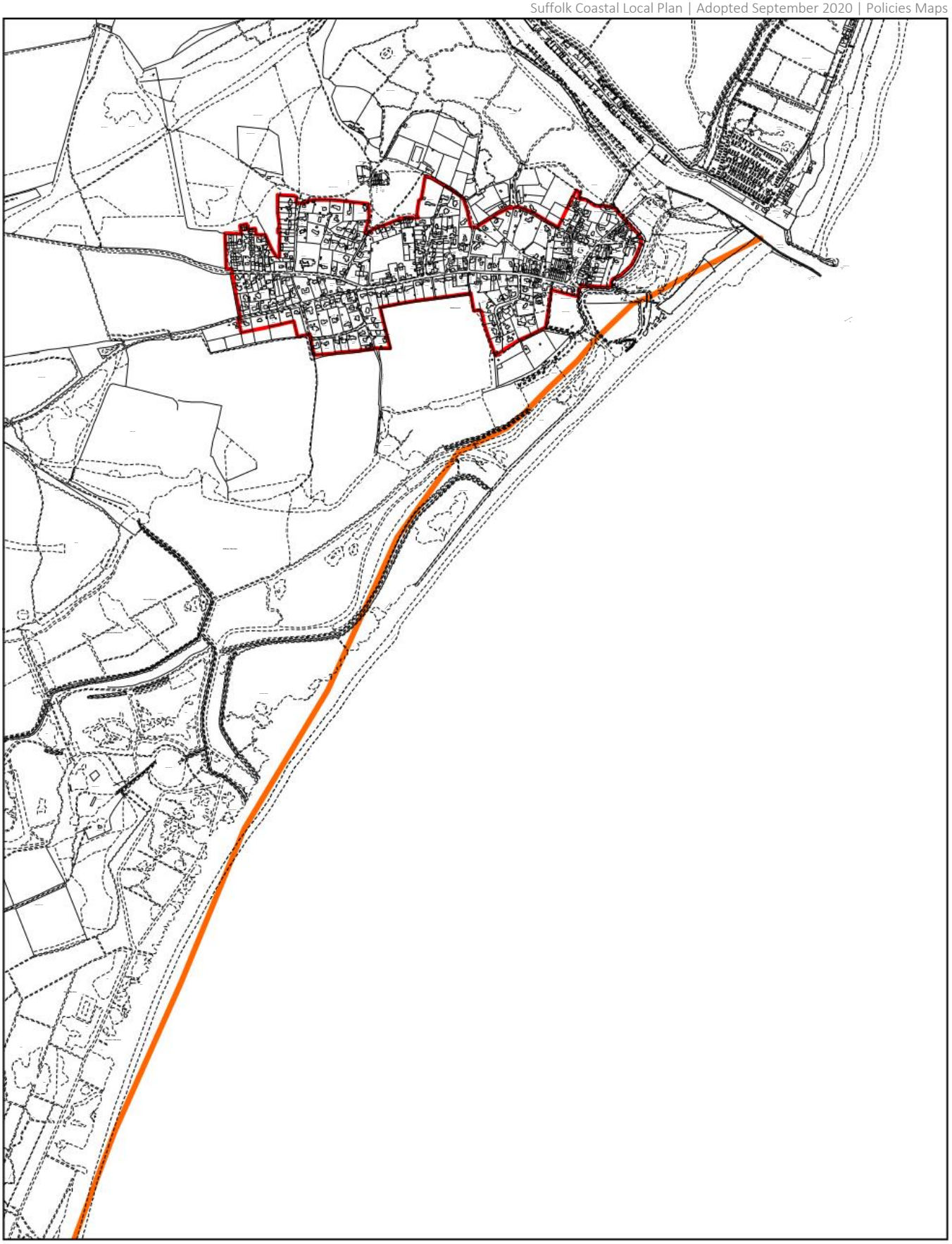
Key SCLP11.8 Historic Parks & Gardens

Woodbridge Cemetery

East Suffolk Council

Scale 1:1,000

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For illustrative purposes. Please see www.suffolksmp2.org.uk/policy2/index.php

Key

- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 1 - Walberswick area

East Suffolk Council

Scale 1:16,500

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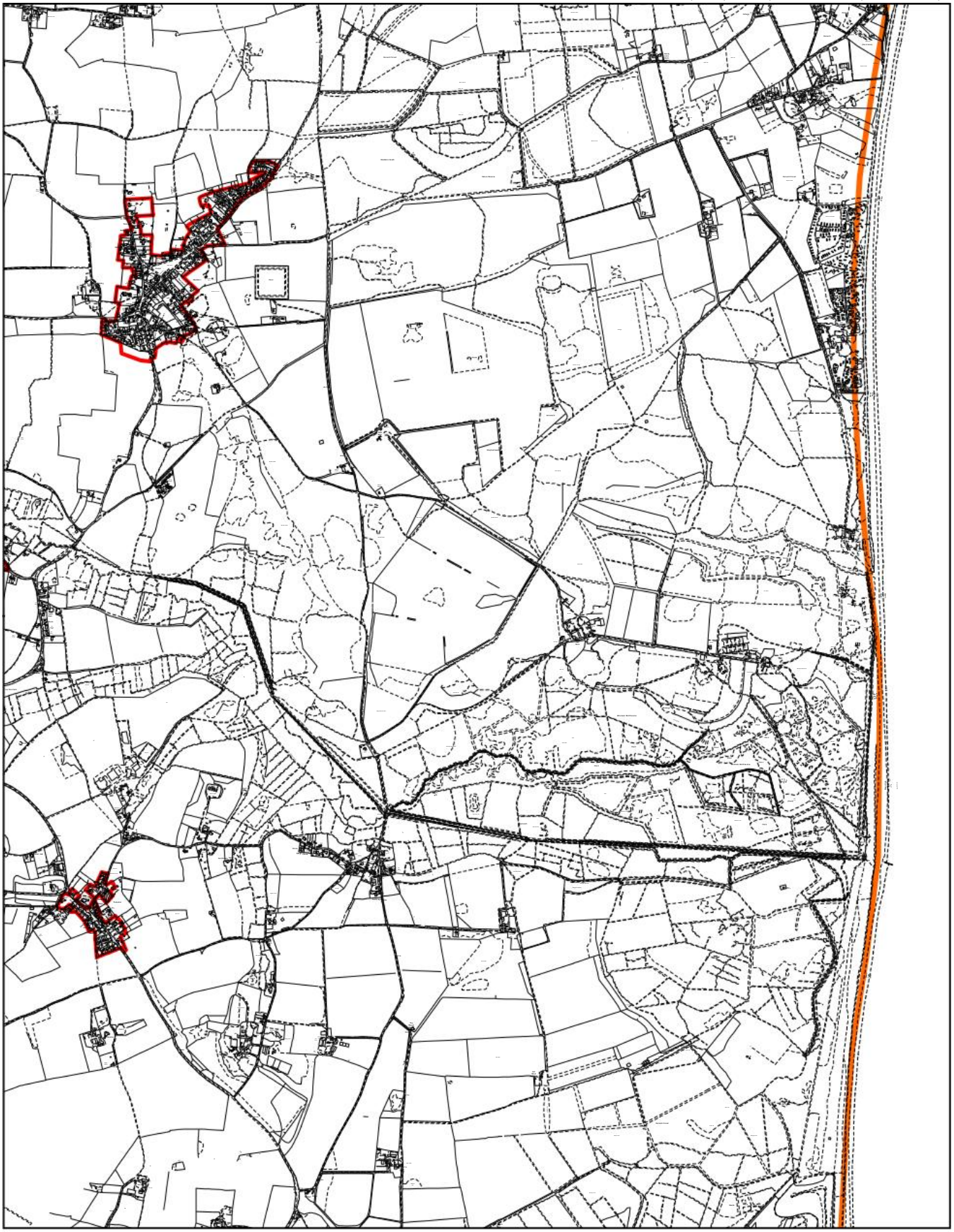
Key SCLP9.3 Coastal Change Management Area

CCMA Map 2 - Dunwich area

East Suffolk Council

Scale 1:13,500

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Key

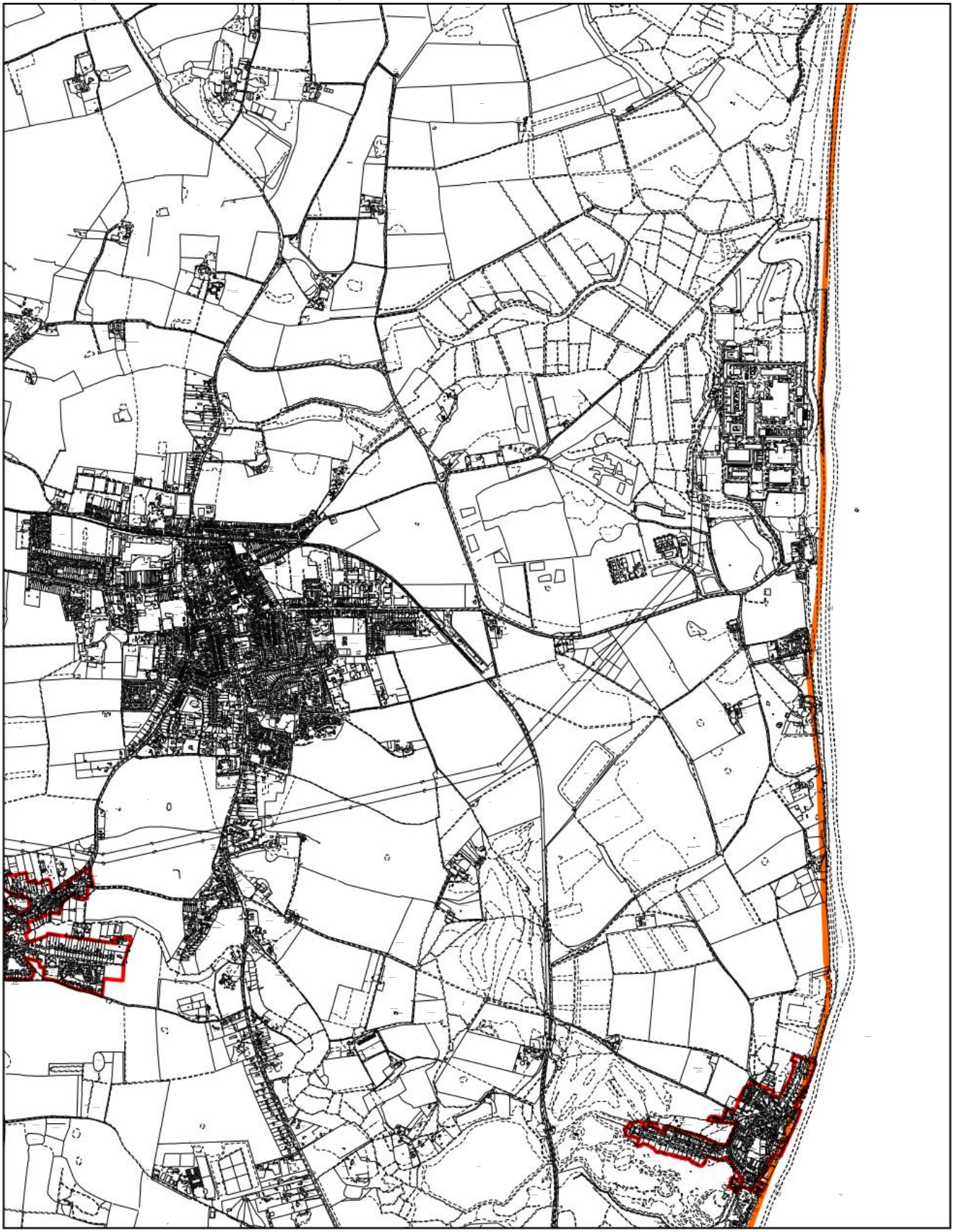
- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 3 - Westleton and Theberton area

East Suffolk Council

Scale 1:27,500

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Key

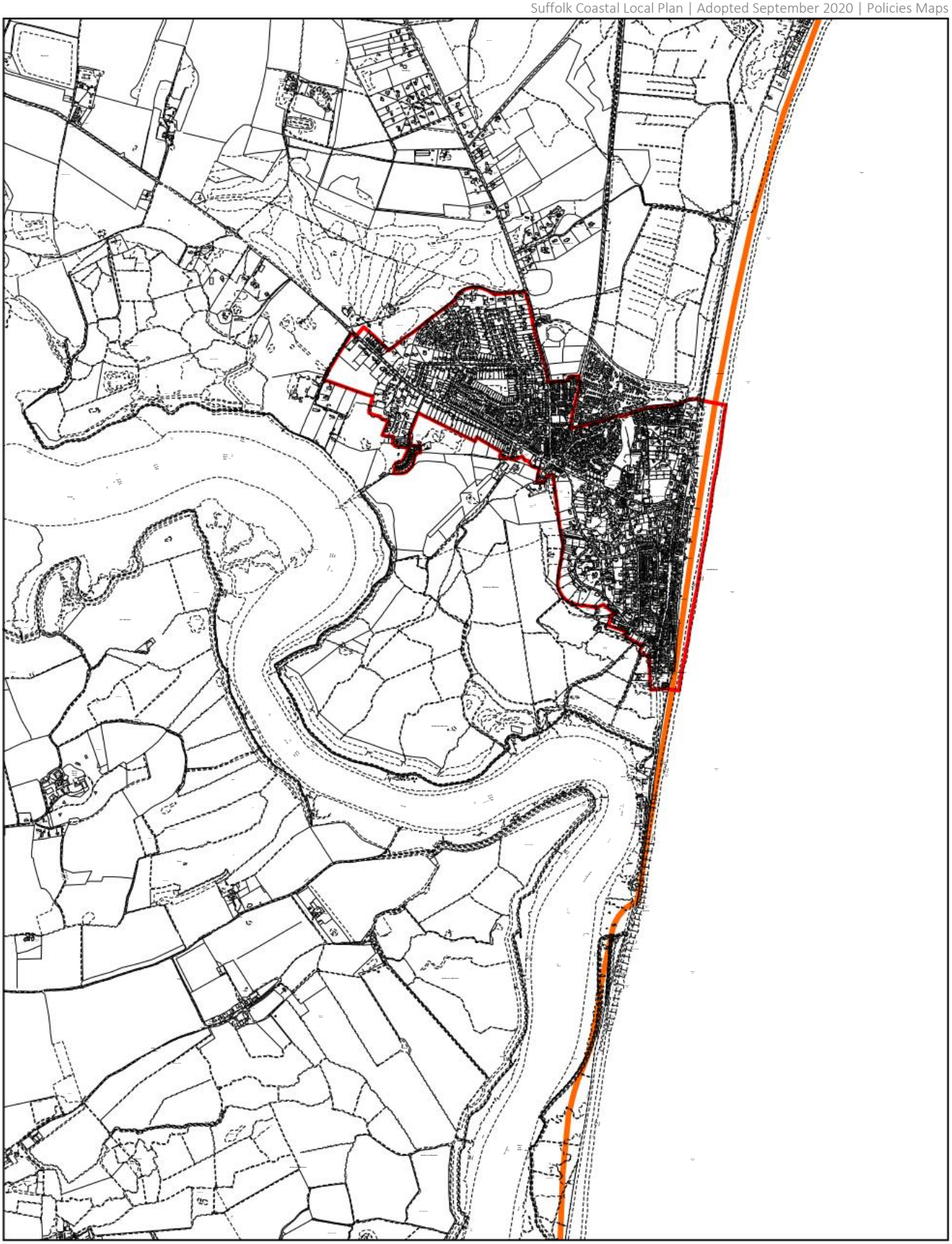
- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 4 - Leiston area

East Suffolk Council

Scale 1:27,500

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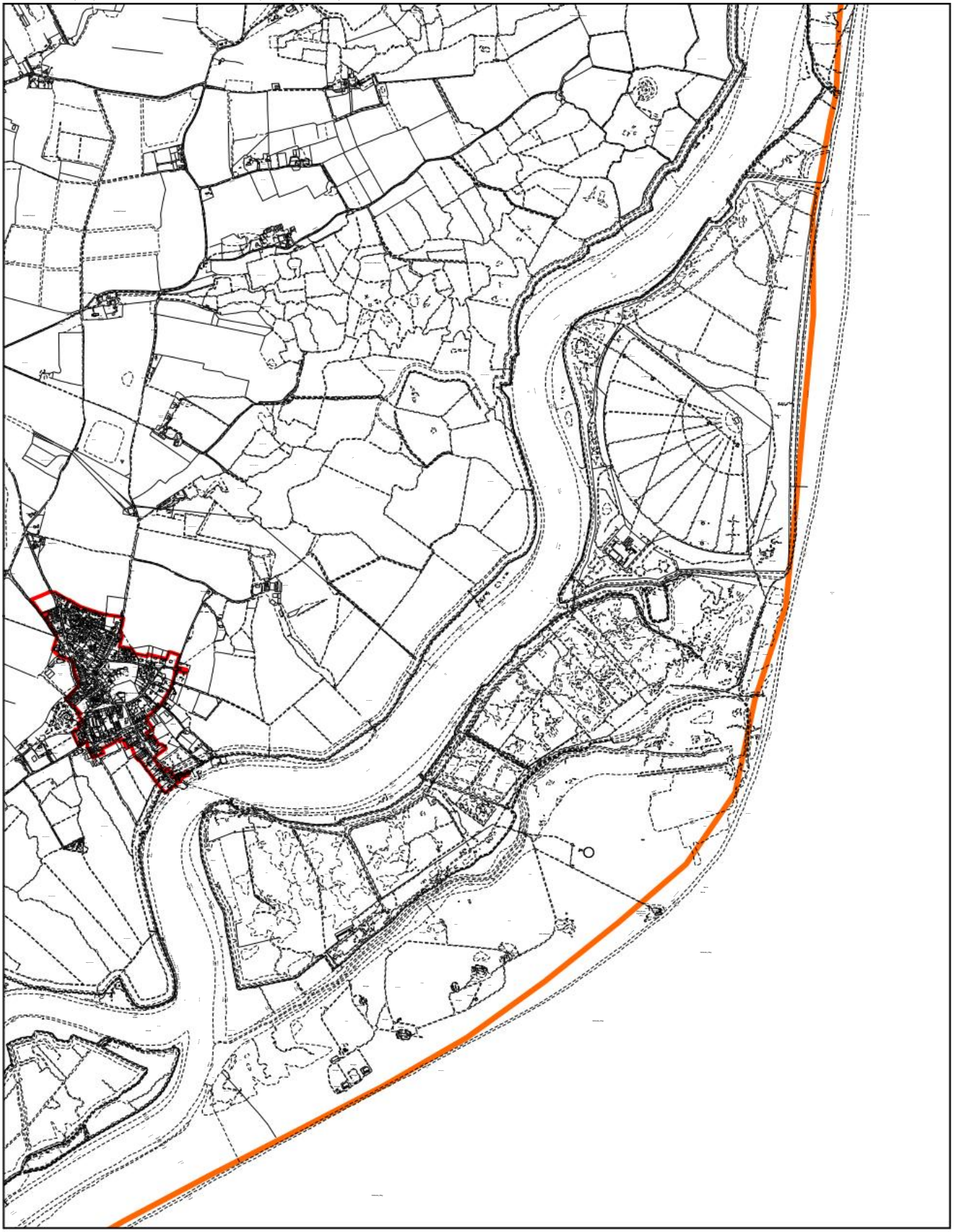
- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 5 - Aldeburgh area

East Suffolk Council

Scale 1:27,000

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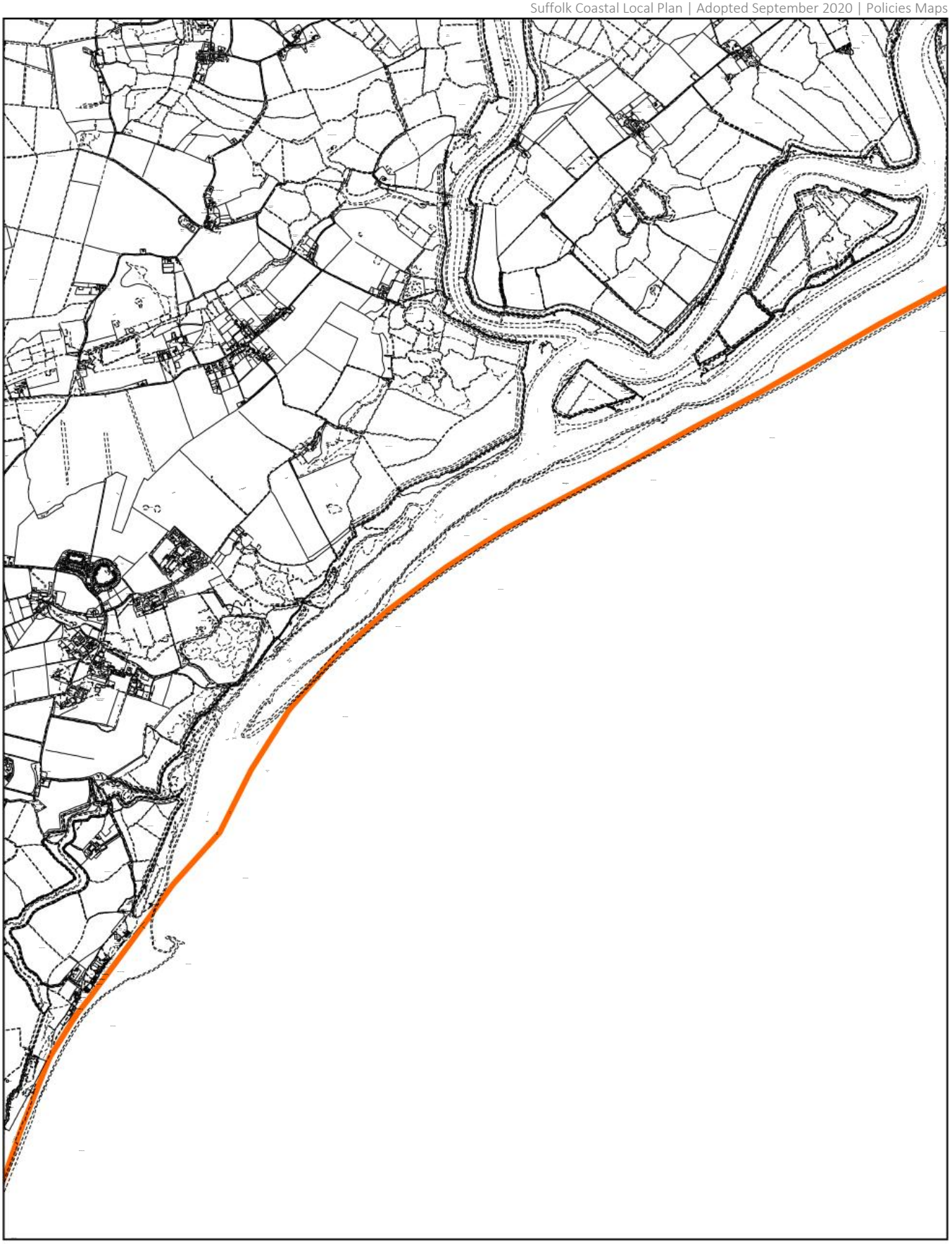
- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 6 - Orford area

East Suffolk Council

Scale 1:27,500

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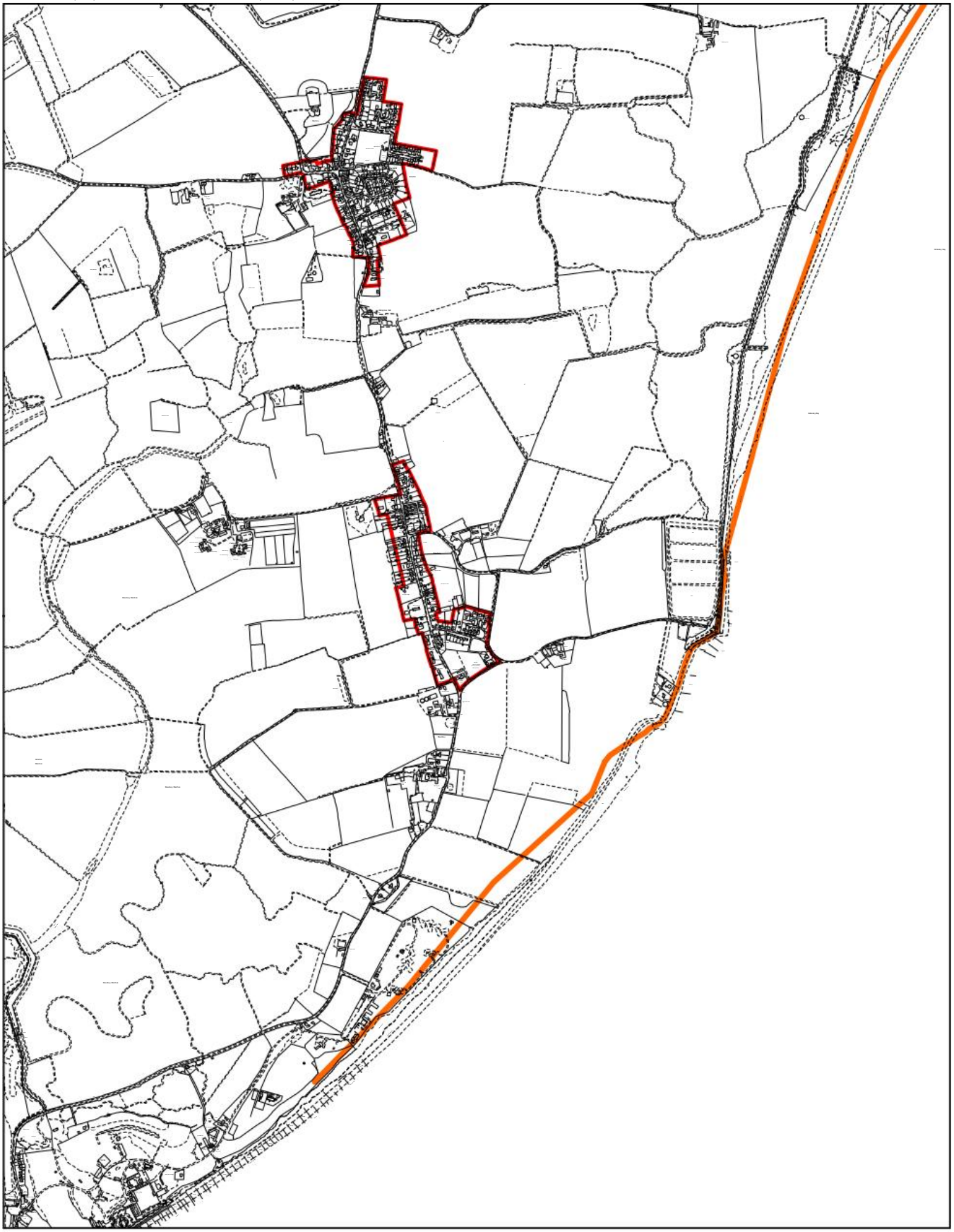
Key SCLP9.3 Coastal Change Management Area

CCMA Map 7 - Hollesley area

East Suffolk Council

Scale 1:37,500

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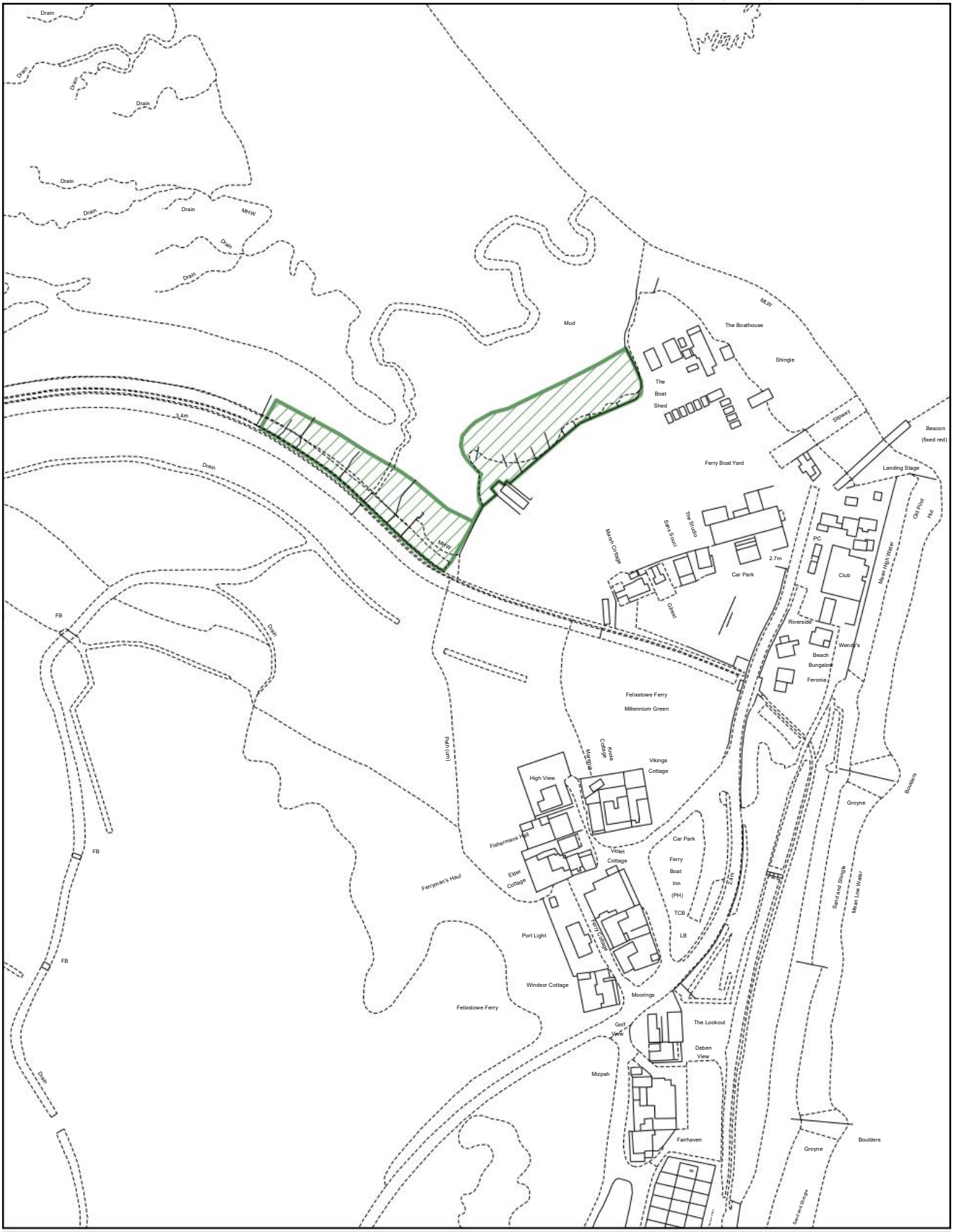
- SCLP9.3 Coastal Change Management Area
- SCLP3.3 Settlement Boundaries

CCMA Map 8 - Bawdsey area

East Suffolk Council

Scale 1:20,000

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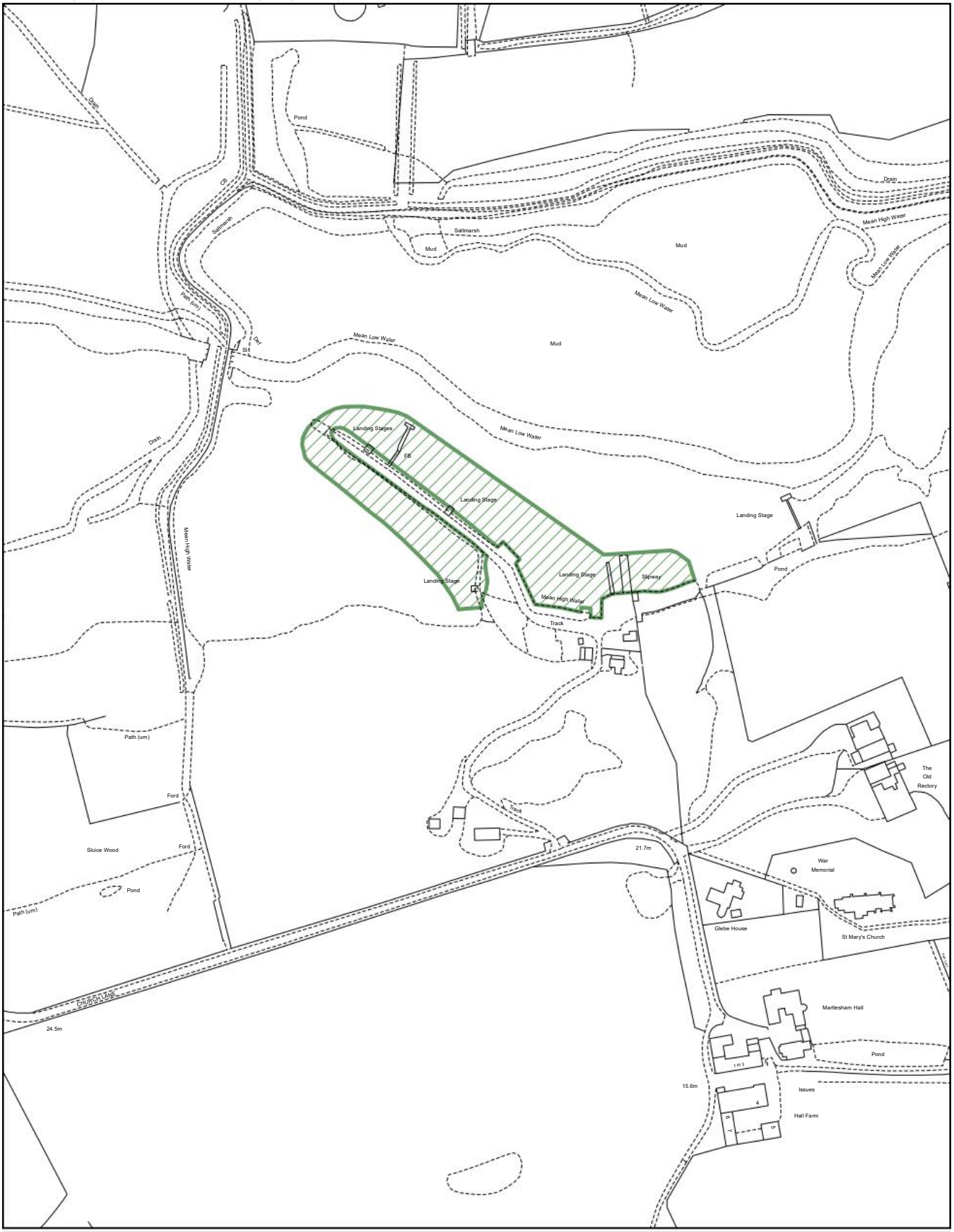
Key SCLP5.15 Moorings, jetties & slipways

Felixstowe Ferry

East Suffolk Council

Scale 1:2,500

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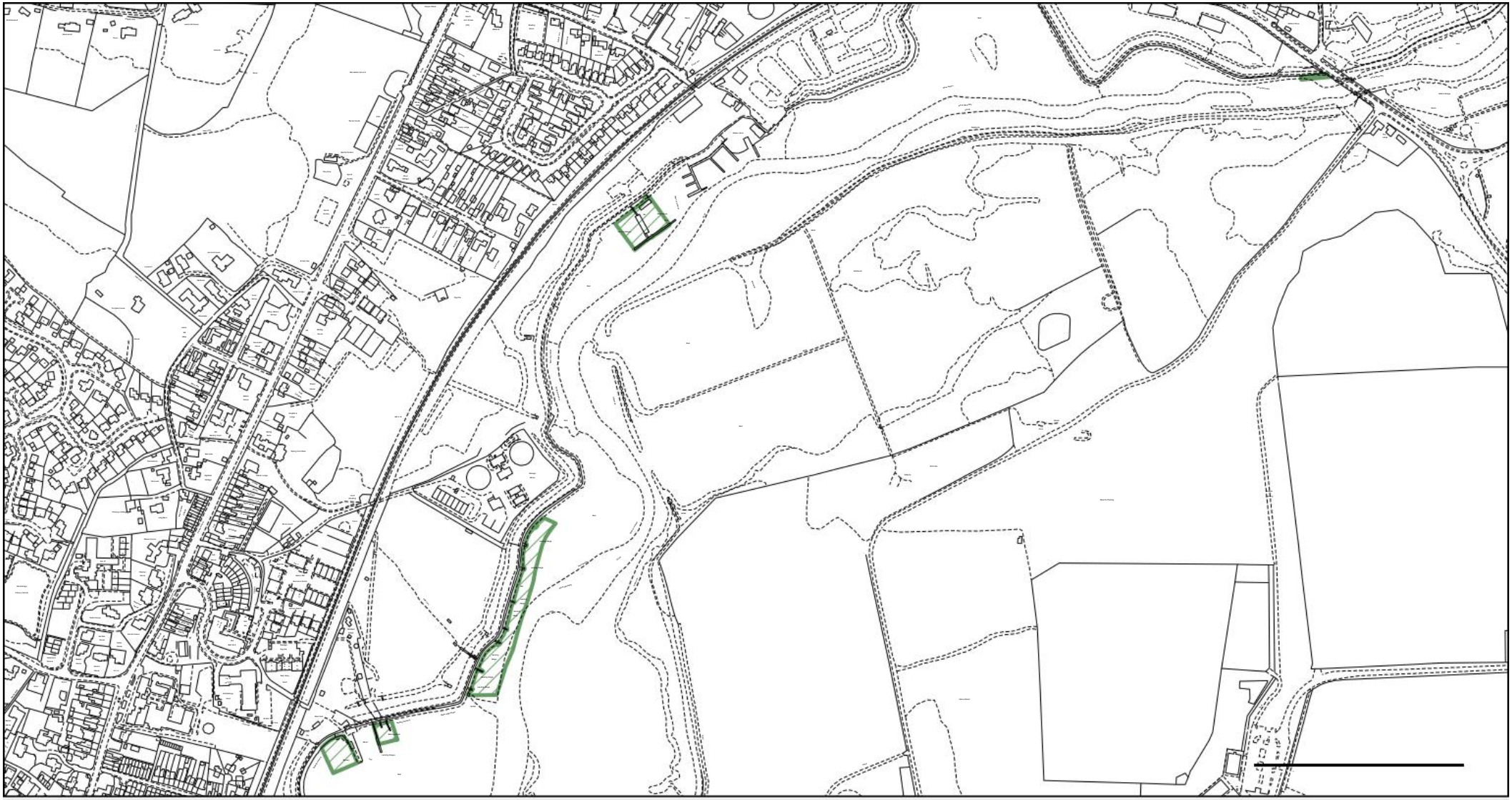
Key SCLP5.15 Moorings, jetties & slipways

Martlesham Creek

East Suffolk Council

Scale 1:3,000

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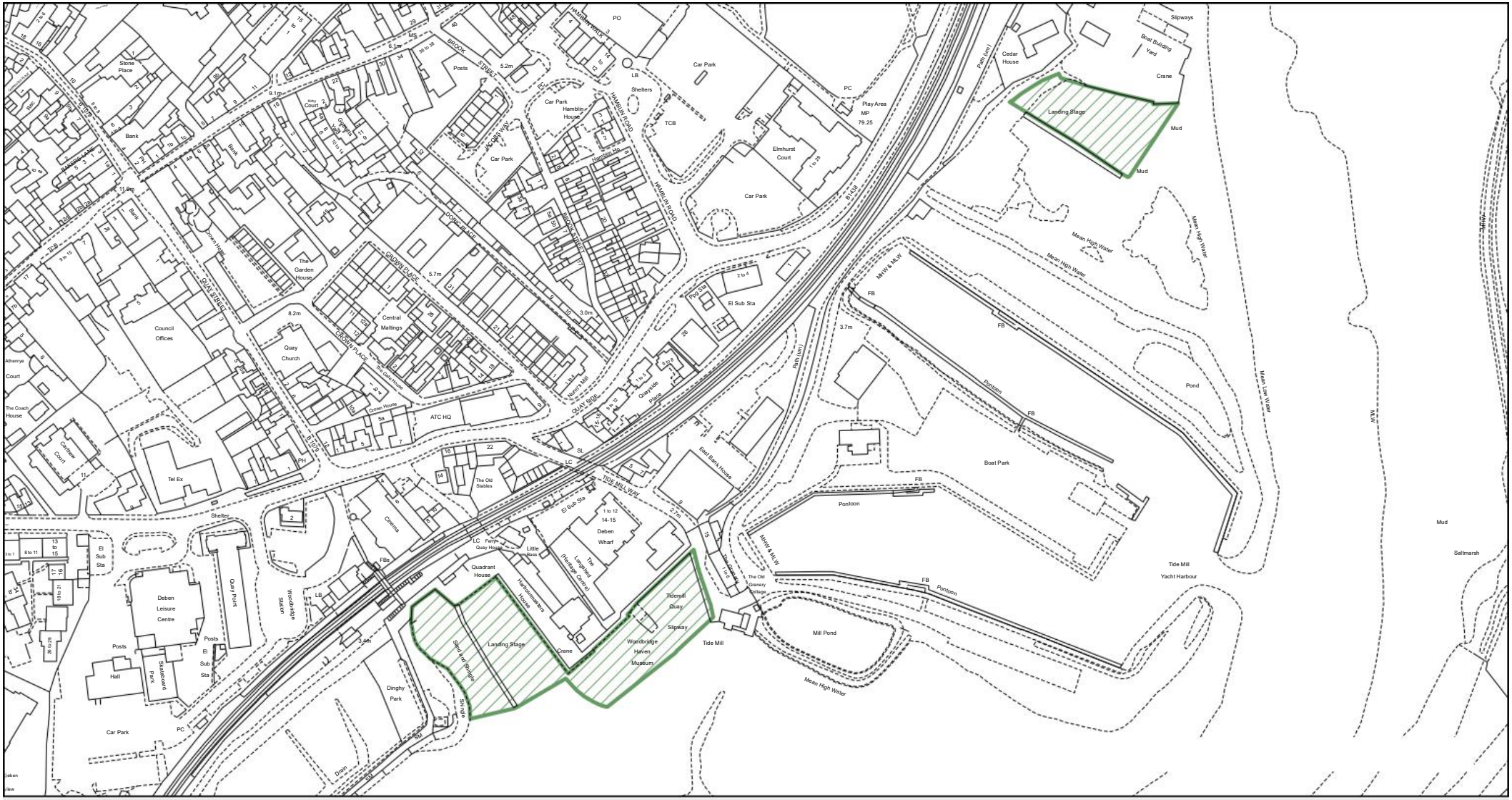
Key SCLP5.15 Moorings, jetties & slipways

Melton

East Suffolk Council

Scale 1:6,500

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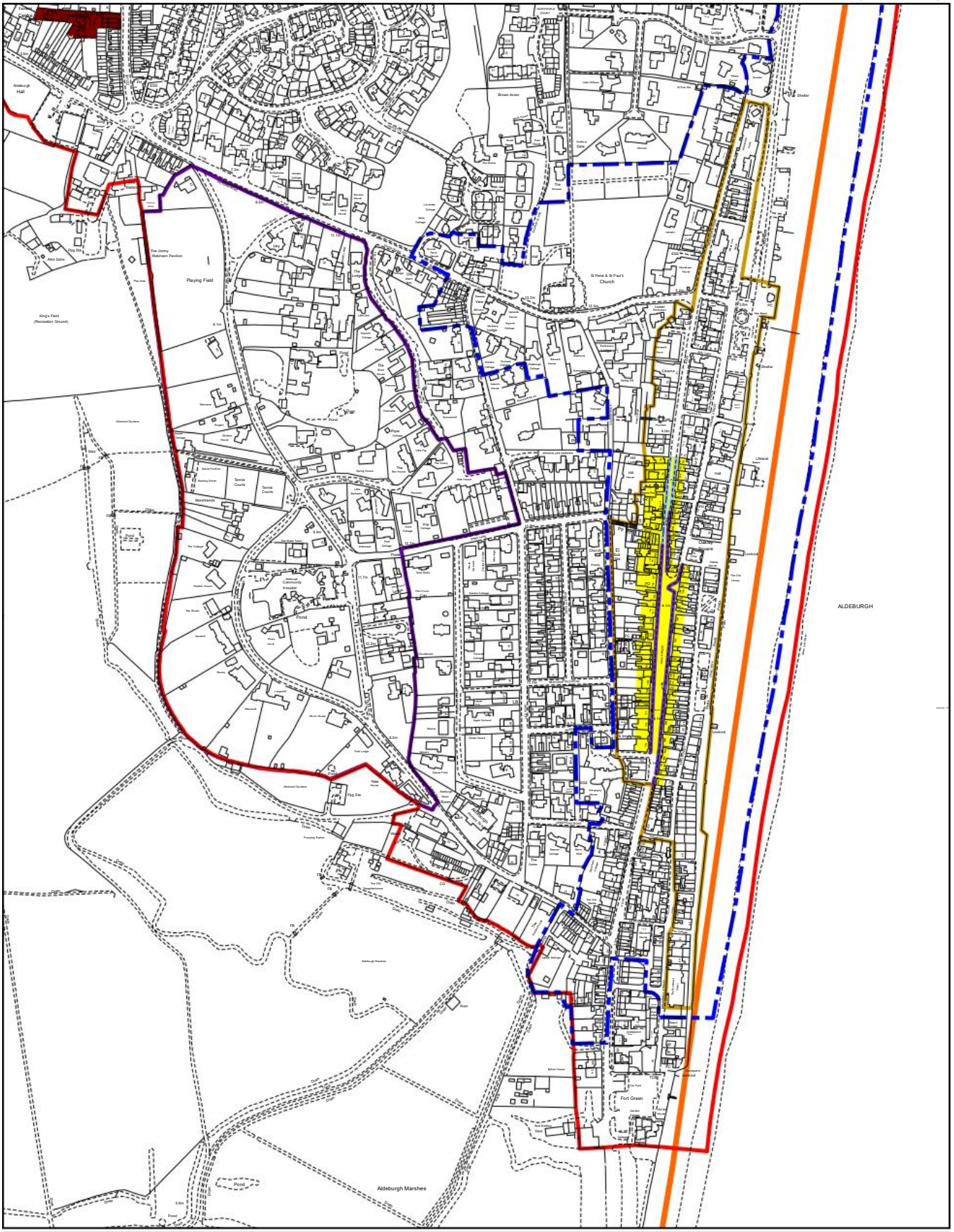
Key SCLP5.15 Moorings, jetties & slipways

Woodbridge

East Suffolk Council

Scale 1:3,000

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Key

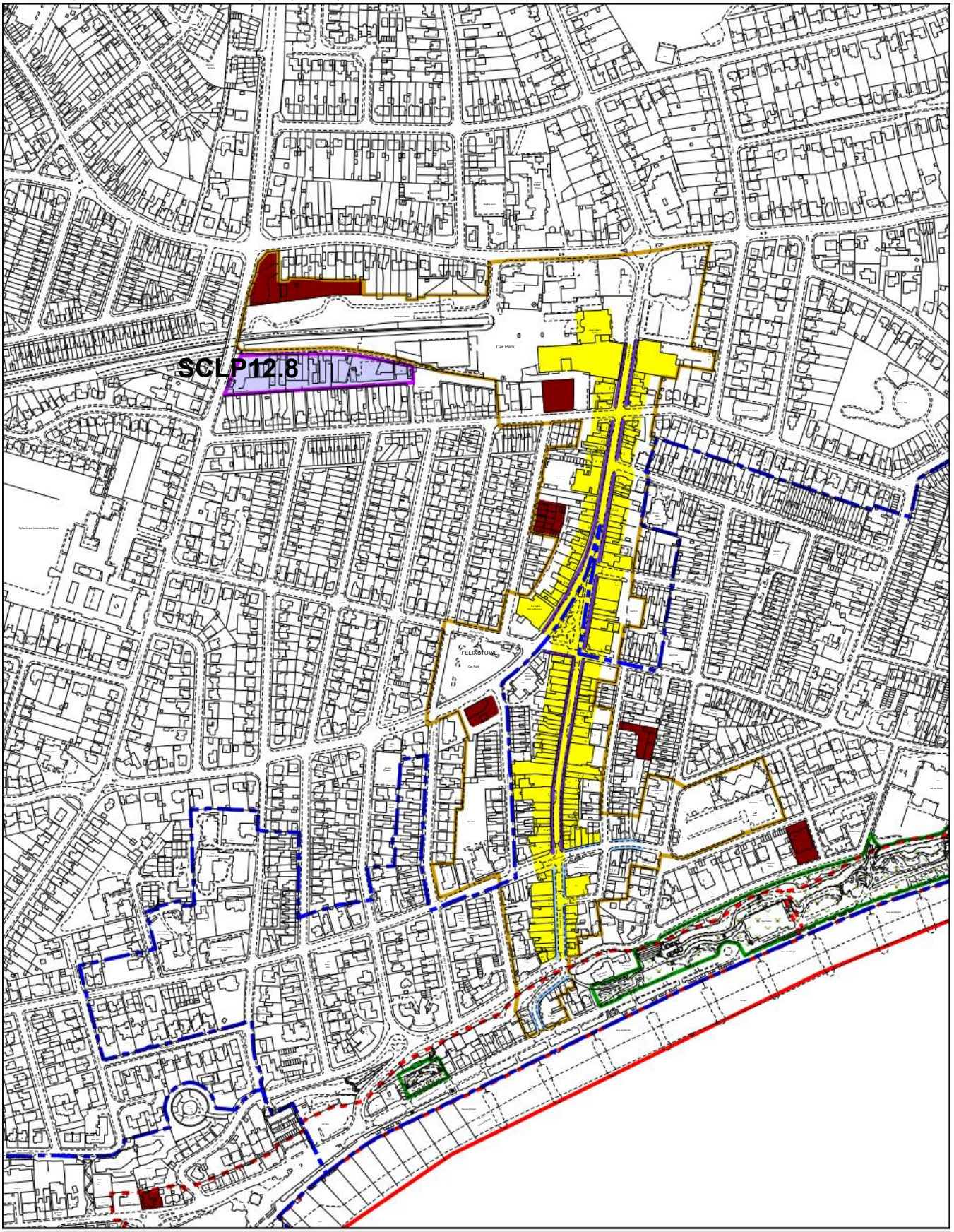
- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP9.3 Coastal Change Management Area
- SCLP11.5 Conservation Areas
- SCLP12.26 The Garrett Era Area
- Housing Permissions as at 31/03/18

Aldeburgh Town Centre

East Suffolk Council

Scale 1:6,000

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Key

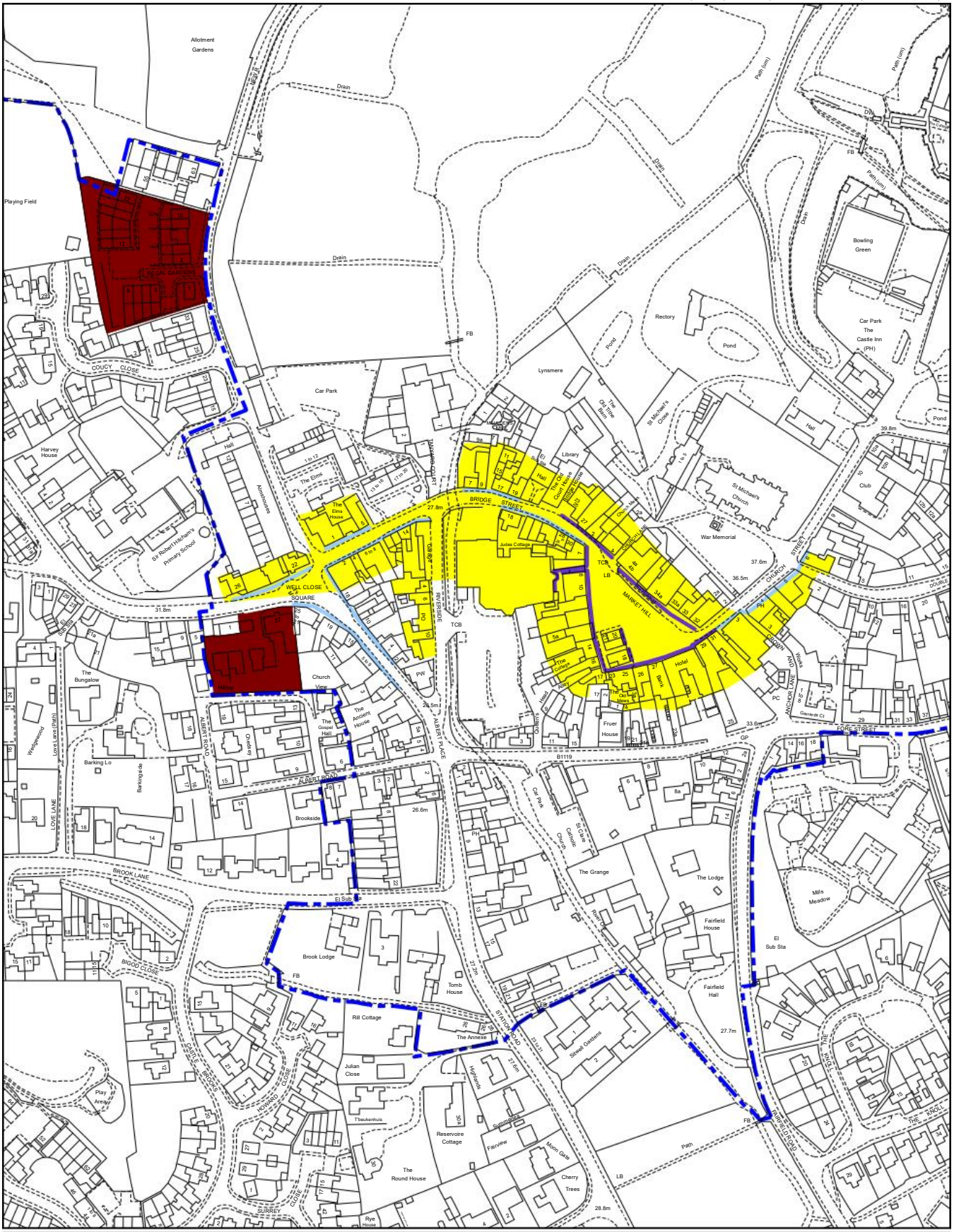
- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP11.5 Conservation Areas
- SCLP11.8 Historic Parks & Gardens
- SCLP12.13 Cobbolds Point to Spa Pavilion
- SCLP12.14 Spa Pavilion to Manor End
- Employment Allocation
- Housing Permissions as at 31/03/18

Felixstowe Town Centre

East Suffolk Council

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Key

- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18

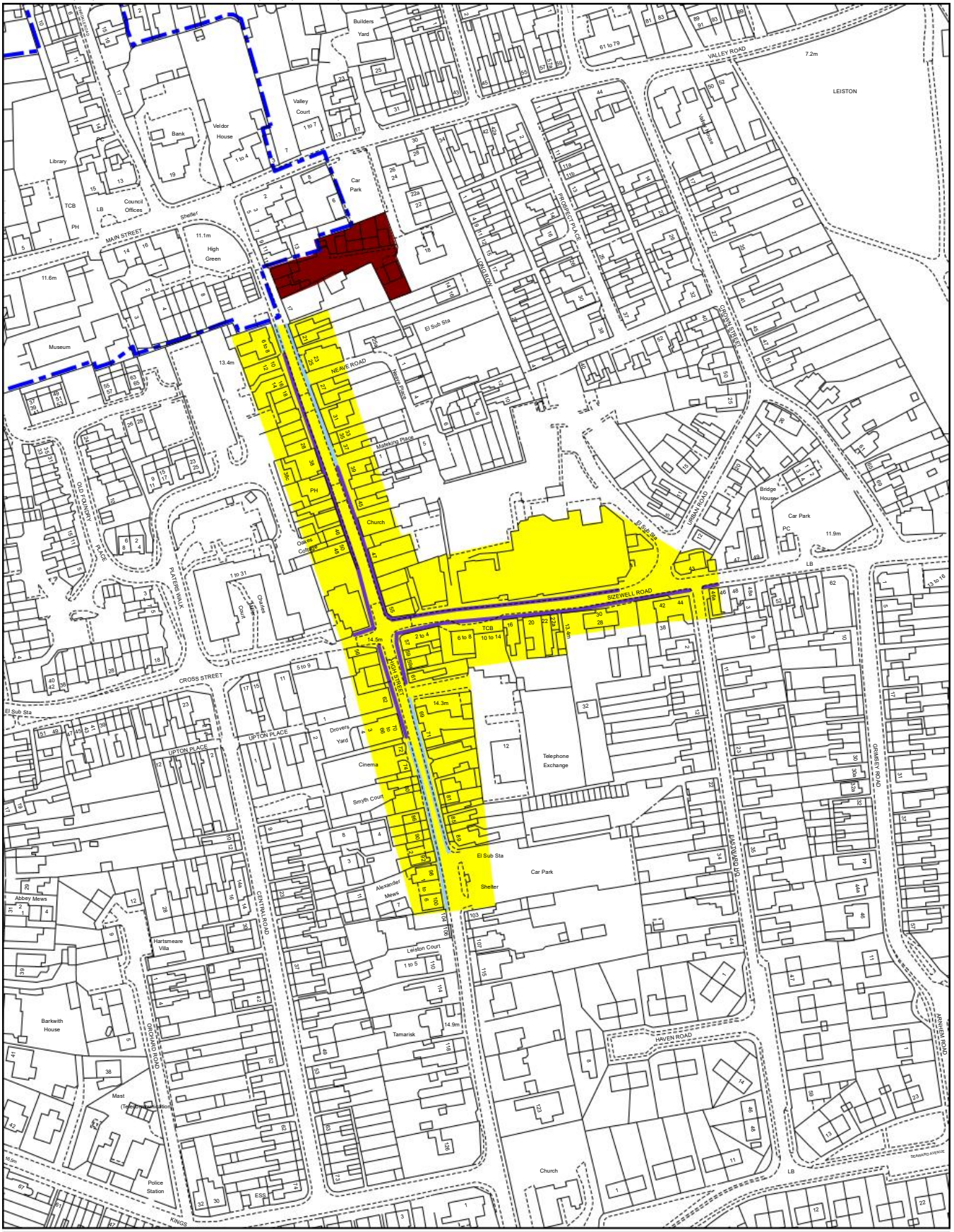
Framlingham Town Centre is defined under Policy FRAM18 of the Framlingham Neighbourhood Plan

Framlingham Town Centre

East Suffolk Council

Scale 1:3,000

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Key

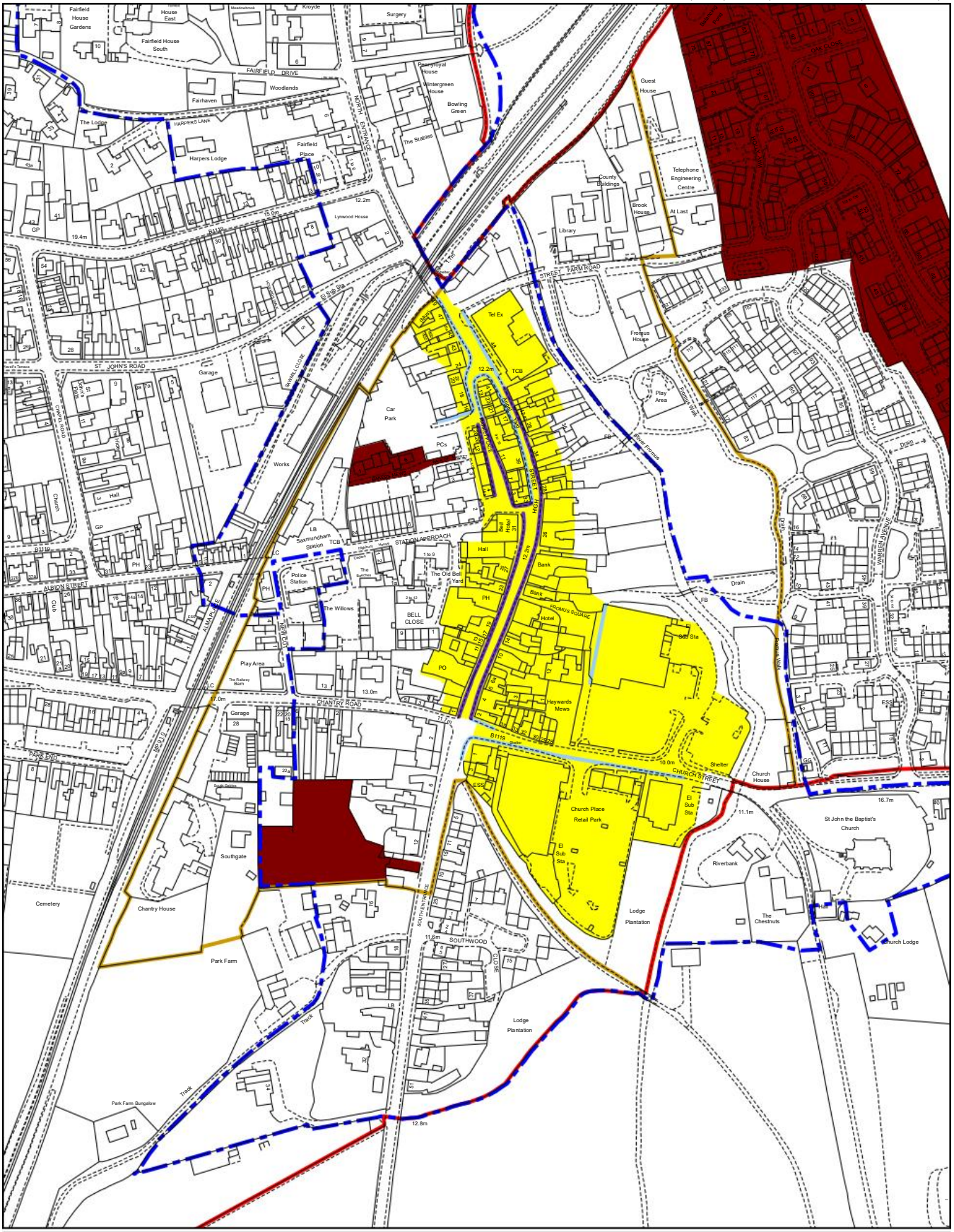
- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18

Leiston Town Centre

East Suffolk Council

Scale 1:2,500

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Key

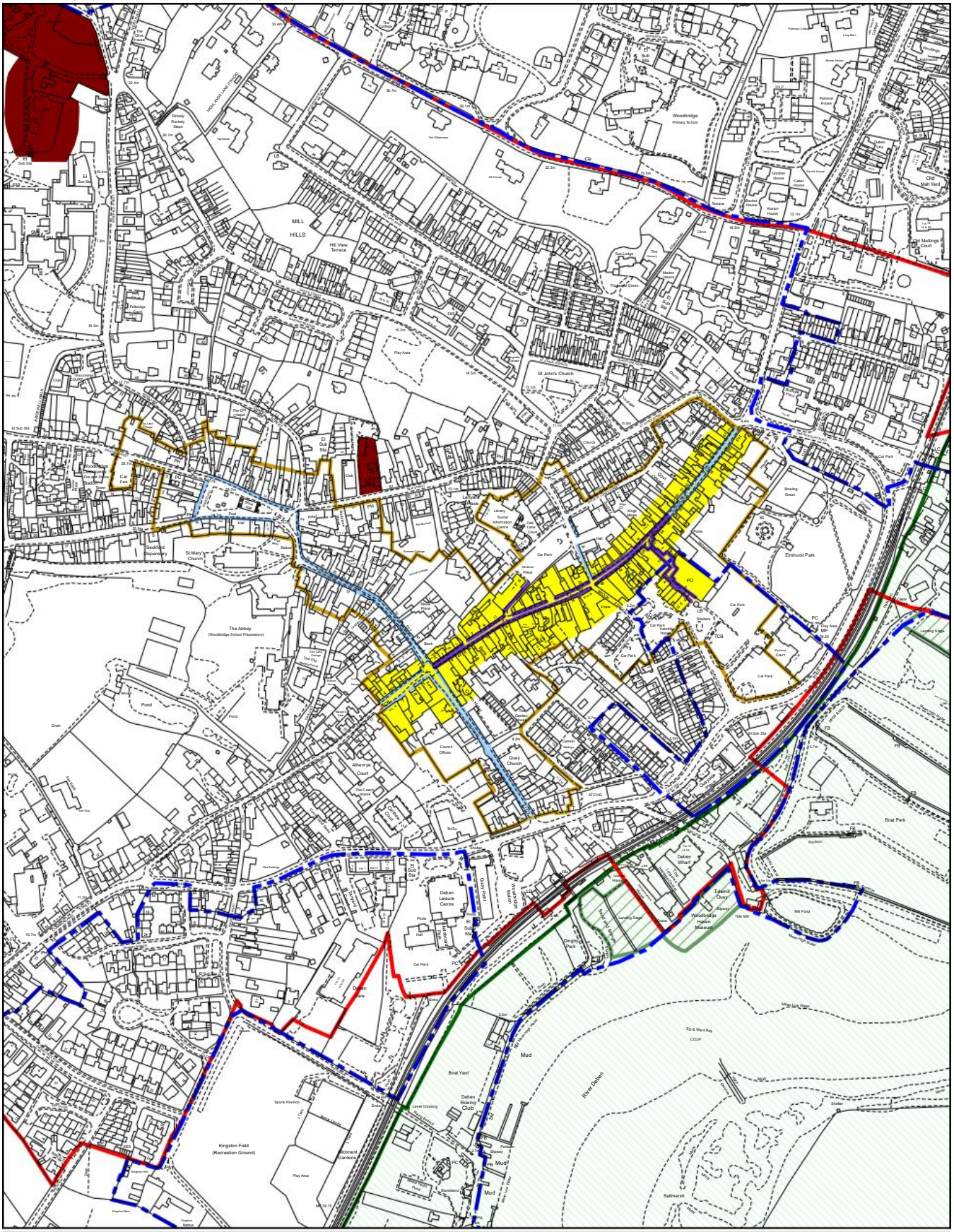
- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18

Saxmundham Town Centre

East Suffolk Council

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Key

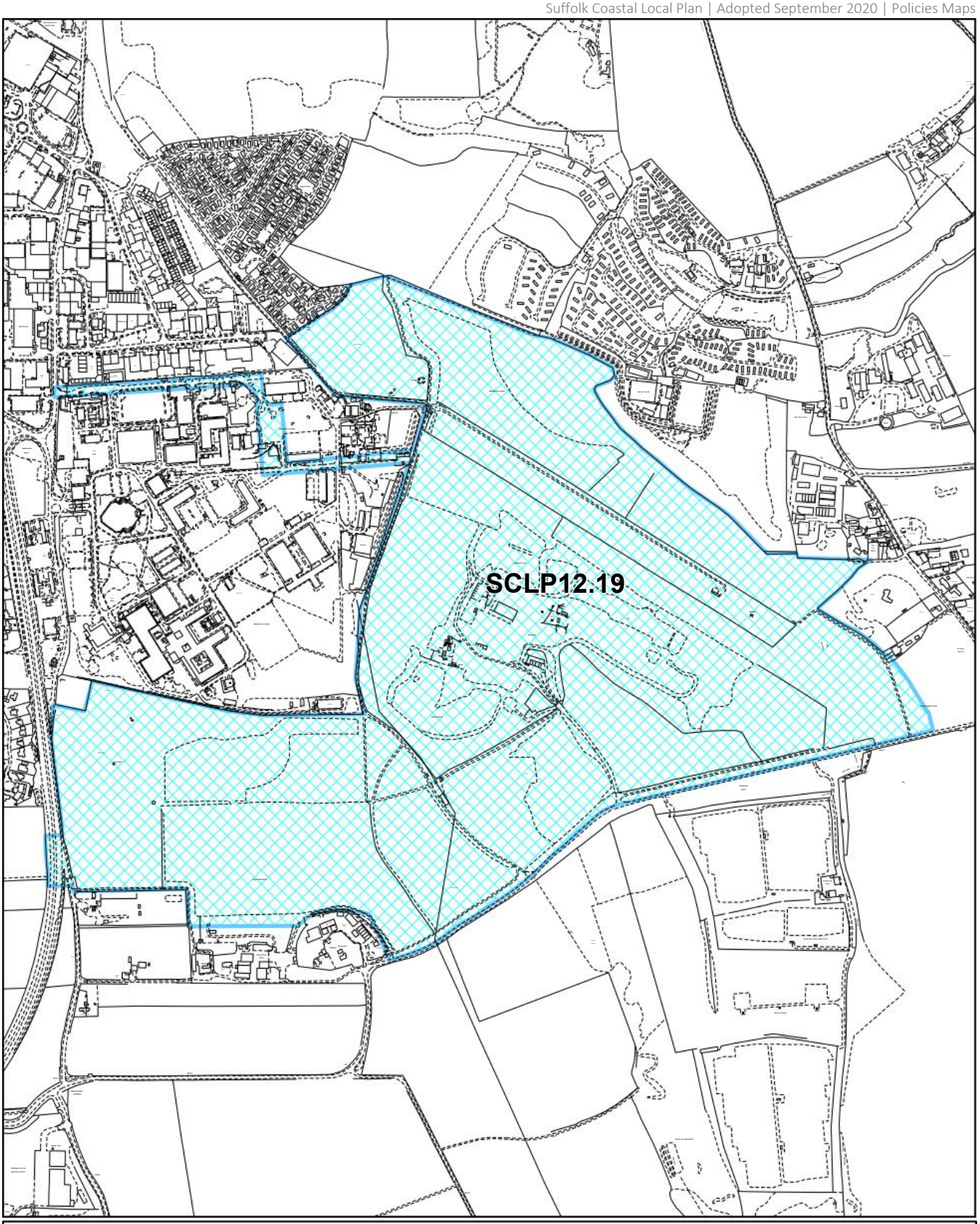
- SCLP3.3 Settlement Boundaries
- SCLP4.9 Development in Town Centres
- SCLP4.9 Primary Shopping Areas
- SCLP4.9 Primary Shopping Frontage
- SCLP4.9 Secondary Shopping Frontage
- SCLP5.15 Moorings, jetties & slipways
- SCLP11.5 Conservation Areas
- Housing Permissions as at 31/03/18
- Area of Outstanding Natural Beauty

Woodbridge Town Centre

East Suffolk Council

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See Martlesham Neighbourhood Plan for other Policies

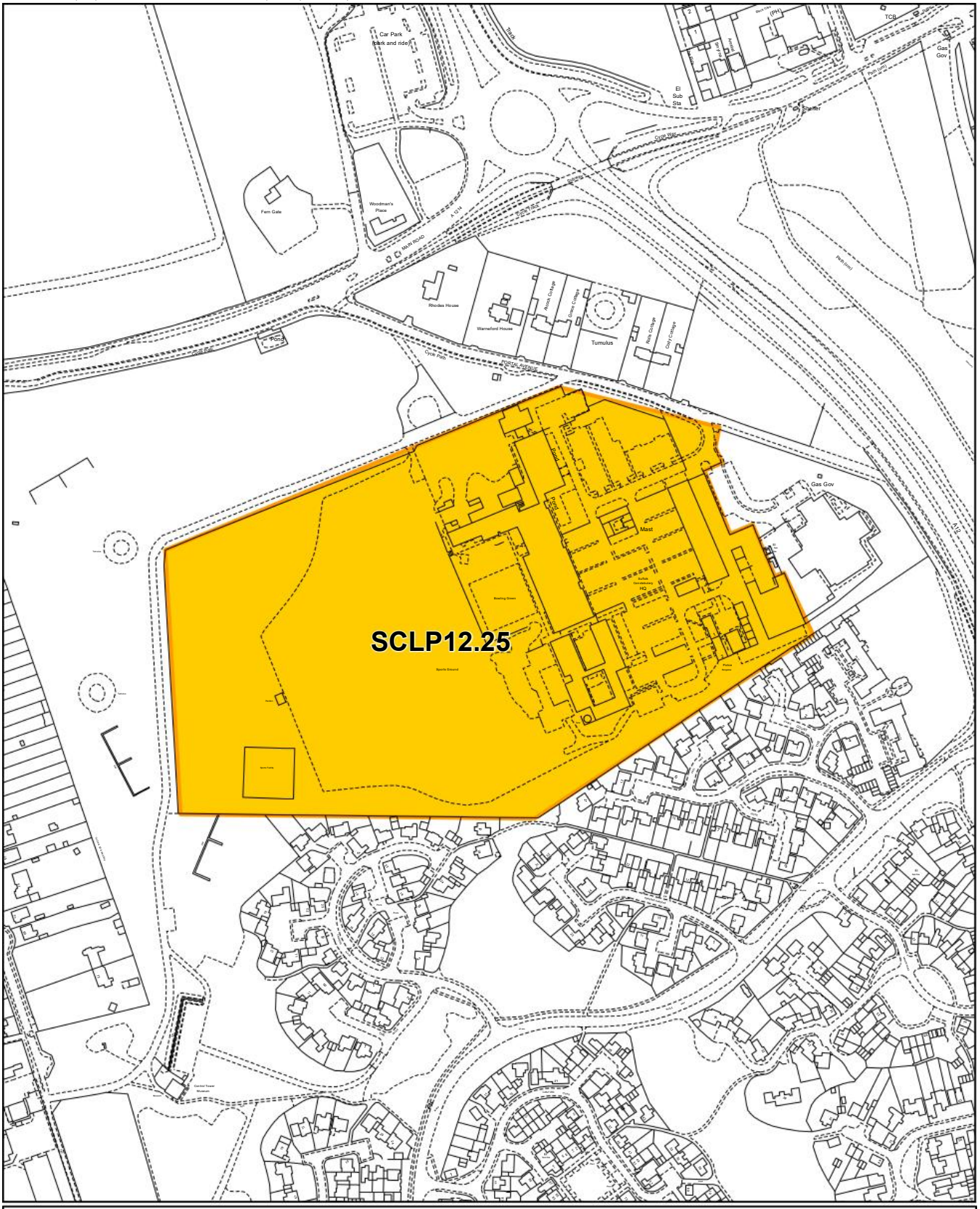
Key SCLP12.19 Brightwell Lakes

Brightwell Lakes

East Suffolk Council

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See Martlesham Neighbourhood Plan for other Policies

Key Housing Allocation

Suffolk Police Headquarters, Portal Avenue, Martlesham Heath

East Suffolk Council

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