

## 12.0 Area Specific Strategies

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

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

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

### *Neighbourhood Plans*

Neighbourhood Plans were introduced through the Localism Act 2011 and enable communities to produce their own policies and to allocate sites for development. Across the District, a number of communities have sought to develop their own plan, with a total of 18 Neighbourhood Plan areas designated (see Table 12.1 and map below). Of these, there are 5 ‘made’ Neighbourhood Plans, with a further two (Martlesham and Wenham) having recently received a positive vote through referendum. Once ‘made’ a Neighbourhood Plan forms part of the Development Plan for the District.

Table 12.1 Neighbourhood Plans in Suffolk Coastal District

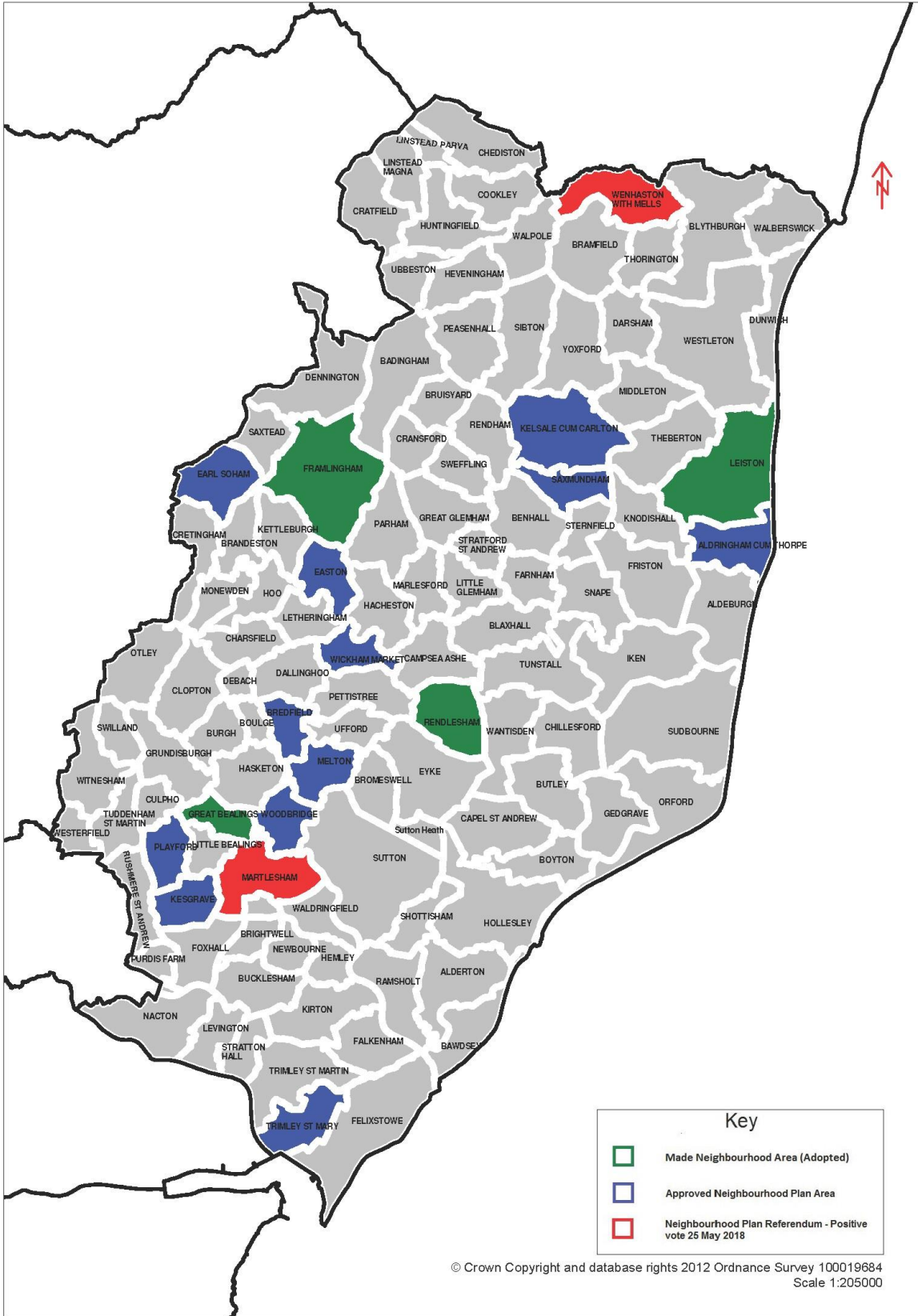
<b>Neighbourhood Plan area</b>	<b>Status</b>
Aldringham cum Thorpe	Neighbourhood area approved
Bredfield	Neighbourhood area approved
Earl Soham	Neighbourhood area approved
Easton	Neighbourhood area approved
Framlingham	Neighbourhood Plan made 23 March 2017
Great Bealings	Neighbourhood Plan made 23 March 2017
Kelsale-cum-Carlton	Neighbourhood area approved
Kesgrave	Neighbourhood area approved
Leiston	Neighbourhood Plan made 23 March 2017
Martlesham	Referendum – Positive vote 25 May 2018
Melton	Neighbourhood Plan made 25 January 2018

Playford	Neighbourhood area approved
Rendlesham	Neighbourhood Plan made 8 January 2015
Saxmundham	Neighbourhood area approved
Trimley St Mary <sup>37</sup>	Neighbourhood area approved
Wenhaston with Mells Hamlet	Referendum – Positive vote 25 May 2018
Wickham Market	Neighbourhood area approved
Woodbridge <sup>38</sup>	Neighbourhood area approved

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<sup>37</sup> The Parish Council have determined that they do not wish to progress with a Neighbourhood Plan at present and therefore no number is provided. Should the Parish Council wish to resume work on the Neighbourhood Plan a number could be provided in accordance with Policy SCLP12.1 below.

<sup>38</sup> The Town Council have determined that they do not wish to progress with a Neighbourhood Plan at present and therefore no number is provided. Should the Town Council wish to resume work on the Neighbourhood Plan a number could be provided in accordance with Policy SCLP12.1 below.



Map labels (clockwise from top): LINSTEAD PARVA, CHEDISTON, LINSTEAD MAGNA, COOKLEY, WENHASTON WITH MELLS, BLYTHBURGH, WALBERSWICK, CRATFIELD, HUNTINGFIELD, WALPOLE, BRAMFIELD, THORINGTON, UBBESTON, HEVENINGHAM, PEASENHALL, SIBTON, DARSHAM, WESTLETON, DENNINGTON, BADINGHAM, BRUIFYARD, MIDDLETON, SAXTEAD, CRANSFORD, RENDHAM, KELSEA CUM CARLTON, THEBERTON, EARL SOHAM, FRAMLINGHAM, SWEFFLING, SAMPONDHAM, LEISTON, CRETINGHAM, KETTLEBURGH, PARHAM, GREAT GLENHAM, BENHALL, STERNFIELD, KNODISHALL, BRANDESTON, EASTON, MARLESFORD, STRATFORD ST ANDREW, FARNHAM, FRISTON, ALDRINGHAM CUM THORPE, MONEWDEN, HOO, LETHERINGHAM, HACHESTON, LITTLE GLENHAM, SNAPE, ALDEBURGH, OTLEY, CHARFIELD, WICKHAM MARKET, CAMPESEA, ASHE, TUNSTALL, IKEN, CLOPTON, DEBACH, DALLINGHOO, PETTISTREE, UFFORD, RENDLESHAM, SWILLAND, BOURGH, BREDFIELD, WANTISDEN, CHILLESFORD, SUDBOURNE, GRUNDISBURGH, HASKETON, MELTON, BROMESWELL, EYKE, BUTLEY, WITNESHAM, CULPHO, GREAT BEALINGS, WOODBRIDGE, SUTTON HEATH, CAPEL ST ANDREW, GEDGRAVE, ORFORD, TUDDENHAM ST MARTIN, WESTERFIELD, PLAYFORD, BITTLE BEALINGS, MARTLESHAM, KESORAVE, WALDRINGFIELD, SHOTTISHAM, HOLLESLEY, PURDIS FARM, FOXHALL, BRIGHTWELL, NEWBOURNE, HEMLEY, BUCKLESHAM, RAMSHOLT, ALDERTON, NACTON, LEVINGTON, KIRTON, FALKENHAM, BAWDSEY, STRATTON HALL, TRIMLEY ST MARTIN, TRIMLEY ST MARY, FELIXSTOWE.

Neighbourhood Plans have to be produced in accordance with legislation and, prior to going through a referendum, are subject to an Examination undertaken by an independent Examiner.

Neighbourhood Plans must be in conformity with the strategic policies of the Local Plan. The Council is committed to supporting those communities who wish to produce a Neighbourhood Plan and a number of the Local Plan policies contain specific guidance in relation to areas of policy that Neighbourhood Plans may choose to cover.

Proposed revisions to the National Planning Policy Framework would require local planning authorities to provide a housing requirement for designated Neighbourhood Plan areas. The Council also appreciates that it is beneficial to groups who are planning for housing in their Neighbourhood Plan to have an understanding of the broad number their plan should address. It is acknowledged that not all Neighbourhood Plan groups will wish to address housing, however the Council's starting point is that Neighbourhood Plan groups should have the opportunity to address housing wherever this is appropriate to the strategy of the Local Plan. Policy SCLP12.1 therefore provides each Neighbourhood Plan area with an indicative number, and the Council will support Neighbourhood Plan groups in the production of Neighbourhood Plans to identify sites to deliver these figures. 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.

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.

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.

<b>Neighbourhood plan area</b>	<b>Indicative minimum number of dwellings<sup>39</sup></b>
Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall
Bredfield	20
Earl Soham	25
Easton	10
Framlingham	50 in addition to allocations in 'made' neighbourhood plan
Great Bealings	Housing development as per countryside policies
Kelsale cum Carlton	20
Kesgrave	20
Leiston	50 in addition to allocations in 'made' neighbourhood plan
Martlesham	20
Melton	Existing Neighbourhood Plan allocation of 55, plus windfall
Playford	Housing development as per countryside policies
Rendlesham	Existing Local plan allocations of 100, plus windfall
Saxmundham	800 dwellings to be allocated in Local Plan at South Saxmundham Garden Neighbourhood. Small scale additional development and windfall.
Wenhaston	25
Wickham Market	100 This is in addition to Local Plan allocation SCLP13.24 (in Pettistree Parish, adjoining Wickham Market)

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

<sup>39</sup> In addition to existing permissions and dwellings with resolution to grant (as at 31.3.18)

## *Site Allocations*

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.

The approach to site allocations is based primarily around delivering the strategy of the Local Plan, through strategic mixed use allocations in Felixstowe and Saxmundham, and focussing strategic employment allocations in relation to the Port of Felixstowe and the A14/A12.

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.

Criteria for assessing a site's suitability were developed to align broadly with other local planning authorities in the Ipswich Housing Market Area (Babergh District Council, Mid Suffolk District Council and Ipswich Borough Council). The criteria cover the following topics:

- Access to site;
- Utilities capacity;
- Utilities infrastructure;
- Contamination;
- Flood Risk;
- Coastal change;
- Market Attractiveness;
- Landscape / Townscape;
- Biodiversity and Geodiversity;
- Historic environment;
- Open Space;
- Transport and Roads;
- Contributions to Regeneration / re-use

The outcome of this initial site assessment work is presented in the Draft Strategic Housing and Employment Land availability Assessment (SHELAA).

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.

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.

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

This Local Plan has reviewed and will carry forward the unimplemented allocations (as at 31<sup>st</sup> March 2018) contained in the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan Development Plan Document (see Table 12.2 and Table 12.3). These allocations have been made relatively recently, and unless the Council becomes aware of evidence that these are unlikely to be implemented, it is appropriate to carry them forward.

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

<b>Reference number in Site Allocations and Area Specific Policies DPD</b>
Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.24)
Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.38)
Policy SSP8 – Land opposite Townsfield Cottages, Dennington (Part of SCLP12.46)
Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton (SCLP12.49)
Policy SSP11 – Land north of Mill Close, Orford (SCLP12.53)
Policy SSP12 – Land west of Garden Square Rendlesham (SCLP12.57)
Policy SSP14 – Land north-east of Street Farm, Saxmundham (SCLP12.27)
Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham (SCLP12.59)
Policy SSP17 – Land south of Lower Road, Westerfield (SCLP12.64)
Policy SSP19 – Land at Street Farm, Winesham (Bridge) (SCLP12.67)
Policy SSP20 – Ransomes, Nacton Heath (SCLP12.20)
Policy SSP21 – Land at Silverlace Green (former airfield) Parham (SCLP12.34)
Policy SSP22 – Former airfield Parham (SCLP12.35)
Policy SSP23 – Former airfield Debach (SCLP12.31)
Policy SSP24 – Bentwaters Park, Rendlesham (SCLP12.36)
Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton (SCLP12.32)
Policy SSP26 – Levington Park, Levington (SCLP.33)
Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market (SCLP12.37)

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

<b>Reference number in Felixstowe Peninsula Area Action Plan (January 2017)</b>
Policy FPP3: Land at Sea Road, Felixstowe (SCLP12.9)
Policy FPP5: Land north of Conway Close and Swallow Close, Felixstowe (SCLP12.10)
Policy FPP7: Land off Howlett Way, Trimley St Martin (SCLP12.61)
Policy FPP10: Land at Bridge Road, Felixstowe (SCLP12.5)
Policy FPP11: Land at Carr Road/Langer Road, Felixstowe (SCLP12.6)
Policy FPP12: Land at Haven Exchange, Felixstowe (SCLP12.7)

### *Strategy for Felixstowe*

Felixstowe is the largest settlement in Suffolk Coastal with a 2011 Census population of 23,689. It is located on a peninsula bounded by the River Deben, River Orwell and the North Sea. The peninsula is designated as being of national and international importance for its landscape, environmental and nature conservation areas.

The town serves many important functions and provides a range of shopping opportunities and facilities for the residents of Felixstowe and the surrounding communities. Felixstowe also benefits from its coastal location and retains an attractive resort with access to the beach providing a range of complementary resort attractions and traditional seaside activities, alongside a rich architectural heritage and quality buildings. Felixstowe is also home to the largest container port in the country which provides a variety of economic opportunities and jobs locally as well as supporting the national and international economies.

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.

The sea front location is attractive and appeals to a wide variety of residents and visitors. The contrast of activities and attractions caters for all sectors of the tourism industry which is of great benefit to the town and the rest of the district. In recent years, significant regeneration and investment has taken place in the Spa Pavilion, Pier head, Seafront Gardens, Promenade and Coastal Defences which have been successful. Over the plan period, the success of these regeneration projects and investment will be realised alongside future opportunities.

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. 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.

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.

The town has good transport links through the A14 and rail access. Both are vital to the operation of the Port of Felixstowe as well as residents and visitors. However, the geographical location at the end of the peninsula means there are no suitable alternative routes, particularly for the HGV traffic when the A14 is closed. Maintaining the flow of the traffic along the A14 is vital for the Port of Felixstowe and the rest of town. Rail services are made up of passenger and freight traffic which provide an alternative to the road. Over the plan period, the Council will continue to promote improvements to the A14 and rail services where appropriate due to their regional, national and international importance.

Felixstowe, like many other parts of Suffolk Coastal has an ageing population. Over the plan period, residential opportunities will be focussed on providing for the needs of the ageing population through appropriate accommodation. However, this must be balanced by the need to provide accommodation for the younger generations who wish to continue to live in the area. Increasing numbers of people are looking outside of Felixstowe for careers and housing, and this Local Plan seeks to address this issue by providing appropriate housing opportunities over the plan period.

### *Policy SCLP12.2: Strategy for Felixstowe*

The vision for Felixstowe will be to retain its role as a 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.

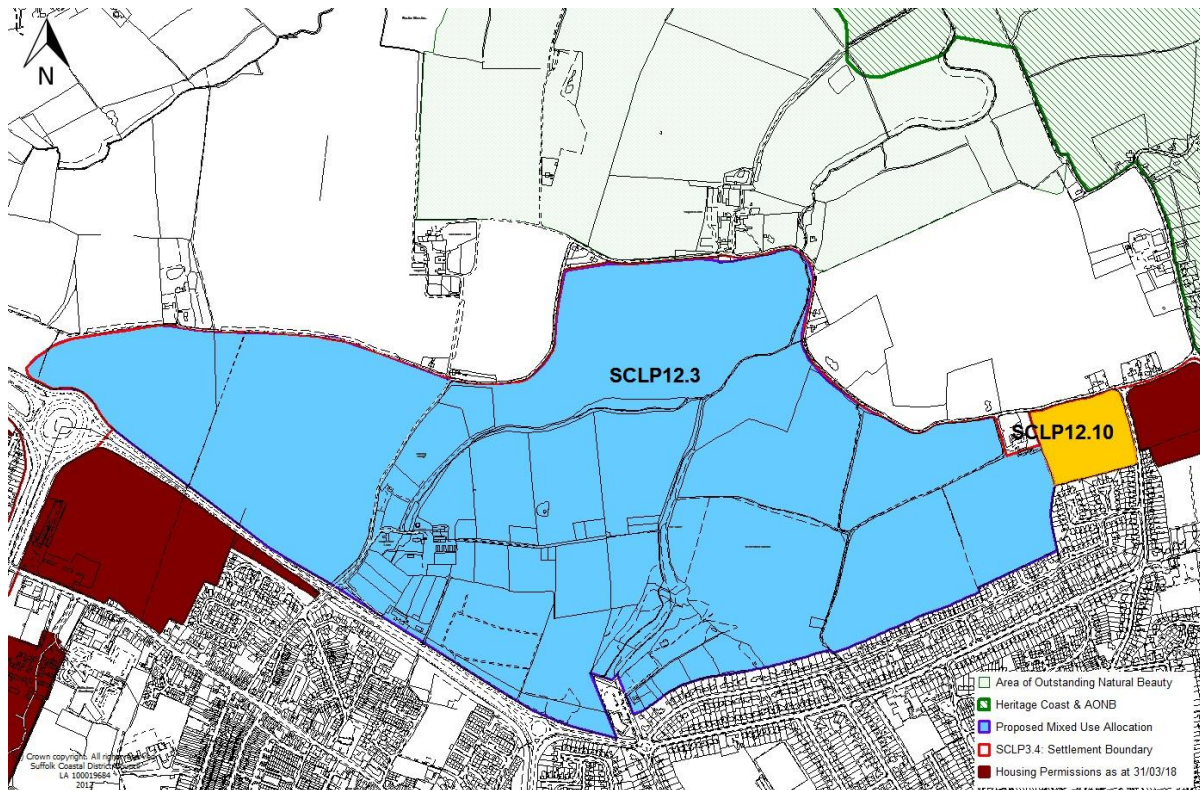
Over the plan period a thriving seaside town and port which is attractive to residents of all ages, and welcoming to visitors who wish to experience the town's beautiful coastal location, built heritage, vibrant and diverse retail centre and healthy outdoor lifestyle will be achieved.

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 and sites are created across the town;
- b) Services and facilities support the needs of local residents, visitors and those in surrounding communities;
- c) Dementia friendly environments are created throughout the town;
- d) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities;
- e) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road;
- f) The resort continues to flourish and opportunities for regeneration are brought forward;
- g) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;
- h) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;
- i) The risk of flooding is carefully overseen through partnership working, mitigation and management; and
- j) Residential opportunities are provided to meet the needs of an ageing population and changing demographic over the plan period.

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

### SCLP12.3 -North Felixstowe Garden Neighbourhood :



The current Local Plan (Core Strategy and Felixstowe Peninsula Area Action Plan) seeks to ensure that Felixstowe will be further enhanced as a thriving community, coastal resort and port with a mix of employment and housing opportunities attractive to residents of all ages and welcoming to visitors.

It is essential that this Local Plan retains these principles and the Council considers that in order to do this there is an opportunity to take a master plan approach informed by public engagement and land owner collaboration, to deliver a leisure led sustainable garden neighbourhood to the north of the existing built up area. Landowner collaboration and partnership working with a range of stakeholders such as Suffolk County Council, Felixstowe Town Council and community groups will inform a master plan for the Garden Neighbourhood covering the whole site as part of a future planning application.

The existing Leisure Centres in Felixstowe are coming to the end of their operational life and the Council considers it necessary to redevelop these existing facilities with a new purpose built modern facility which will serve the community for future generations. A new modern facility will significantly improve the recreational facilities available to the local community as well as attracting visitors from outside of Felixstowe.

To the north of Felixstowe, some areas are designated as part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and provide an attractive landscape on the edge of the River Deben. To complement the landscape designation, it is essential that the master plan development proposed for this area includes significant green infrastructure provision and areas of natural green

space for recreation. Integrating the provision of appropriate green infrastructure is a fundamental part of the creation of a new Garden Neighbourhood in Felixstowe and will complement the existing areas such as the Grove Woodland, the public rights of way and the adjacent countryside.

The allocation is also within close proximity to a number of European protected sites including the Stour and Orwell Estuaries SPA / Ramsar and the Deben Estuary SPA/Ramsar. Habitats Regulations Assessment screening has identified the need for appropriate assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.

Areas of surface water flooding currently exist within the site and an area within the northern part of the site is within Flood Zone 2. The development will need to ensure that any potential risk of flooding from surface water is addressed and that Sustainable Drainage Systems are an integral part of the master plan. 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.

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.

Currently the green infrastructure and biodiversity networks in Felixstowe are supported by the allotments which are owned by Felixstowe Town Council. As well as making a valuable contribution to the biodiversity network in this part of the district, the allotments provide a successful community facility in a location well related to the existing Felixstowe communities. Through the master plan it will be important to consider the contribution the allotments make to the environment and community well being. The master plan approach provides the opportunity to consider the enhancement and/or increased provision of allotments to serve the existing and future residents of Felixstowe.

Felixstowe is well served in respect of community facilities, such as meeting places, places of worship, sports facilities and health care provision. However with a comprehensive master plan it will be essential that appropriate community facilities are provided and integrated into the Garden Neighbourhood. As the master plan evolves the Council will work with the local community, landowners and service providers to ensure the delivery of appropriate facilities over the plan period. Through a master plan approach, the opportunity is available to consider the enhancement, extension or re-provision of existing facilities such as playing fields and allotments which are currently found on the site.

An important aspect of any master plan development of this scale is to ensure that the relationship between the existing community and the new Garden Neighbourhood is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes. The area to be master planned is in close proximity to established areas of residential development, community facilities such as the Grove Medical Centre & Pharmacy, railway station and the town

centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new Garden Neighbourhood are attractive to use, secure, well designed and implemented at the start of the development will be beneficial to creating a successful community.

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.

Currently Candlet Road is the northern boundary of Felixstowe and as such is anticipated to provide the primary vehicular access points into the areas to be master planned. It is anticipated that a site of this size will require multiple access point for vehicular traffic as well as further links provided solely for walking and cycling. New vehicular junctions will need to be established to provide access from Candlet Road and during the detailed design stages and ensure that Gulpher Road which is a designated "Quiet Lane" is not used for vehicular access. The Council will work closely with Suffolk County Council to establish the most appropriate highway access points. In terms of the wider highways network, initial transport modelling has identified potential issues at Dockspur roundabout and the A14 corridor and developers will be expected to work with Highways England to ensure that any necessary works are provided for.

Any new residential development, places a greater demand on the primary and secondary school places in the area. Suffolk County Council as local education authority has identified a need for further primary education provision across Felixstowe<sup>40</sup>. Through the creation of a master plan, the Council along with Suffolk County Council will seek to ensure that appropriate provision is made for a primary school with early years provision on this site. The exact location of the primary school will need to be considered early in the master planning stages so that it takes into account the design and layout of the master plan which is yet to be prepared. Depending on the rate of delivery associated with the master plan development, the Council will work in partnership with Suffolk County Council to ensure that sufficient capacity for secondary education provision in Felixstowe is maintained over the plan period.

Additional floorspace for primary care will need to be provided to meet growth planned in the Felixstowe area and therefore a contribution will be required towards enhancements in provision.

In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and development will be expected to contribute to any improvements necessary.

The services and facilities outlined as part of the master plan will in part be provided through the statutory responsibilities of service providers and landowners, but to assist the timely delivery of

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<sup>40</sup> Need identified in the Felixstowe Peninsula Area Action Plan (2017) along with Statements of Case prepared for the Candlet Road Planning Inquiry (2016).

these they will need to be supported by residential development. Land at Candlet Road was granted outline planning permission for 560 dwellings by the Secretary of State in 2017 and it is anticipated that additional housing will also be provided in this area to complement this existing provision. Based upon the principles of establishing a Garden Neighbourhood, it is considered that the Garden Neighbourhood could provide for a total of up to 2,000 dwellings (including the 560 already permitted). The approach to master planning will need to ensure that the Candlet Road site is an integral part of the development.

### *Policy SCLP12.3: North Felixstowe Garden Neighbourhood*

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

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

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

- a) A new leisure centre in a location which is easily accessible for the existing community;
- b) Provision of a primary school including early years provision;
- c) 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.
- e) Public rights of way on the site should be preserved and enhanced;
- f) Biodiversity networks and habitats to be preserved and enhanced;
- g) Community Hub comprising a variety of services and facilities\* to be created in a central location ;
- h) Provision of new vehicular access points off Candlet Road supported by further access for pedestrian and cycle traffic in other locations;
- i) Design and layout that supports a dementia friendly environment;
- j) Employment land;
- k) Retirement dwellings comprising a care home / extra care / sheltered dwellings; and
- l) Up to 2,000 dwellings, providing a mix of dwelling types, sizes and tenures including housing to meet the needs of older people and self build plots, and provision of affordable housing.

Contributions will also be required towards any necessary off-site infrastructure requirements, including health provision and water recycling.

Any necessary off-site transport improvements will need to be provided.

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

The illustration below shows how the Garden Neighbourhood could be developed, and demonstrates the principles of creating a community focused around provision of green infrastructure. The masterplan is indicative at this stage and further refinement of the masterplan will be informed by responses to consultation.



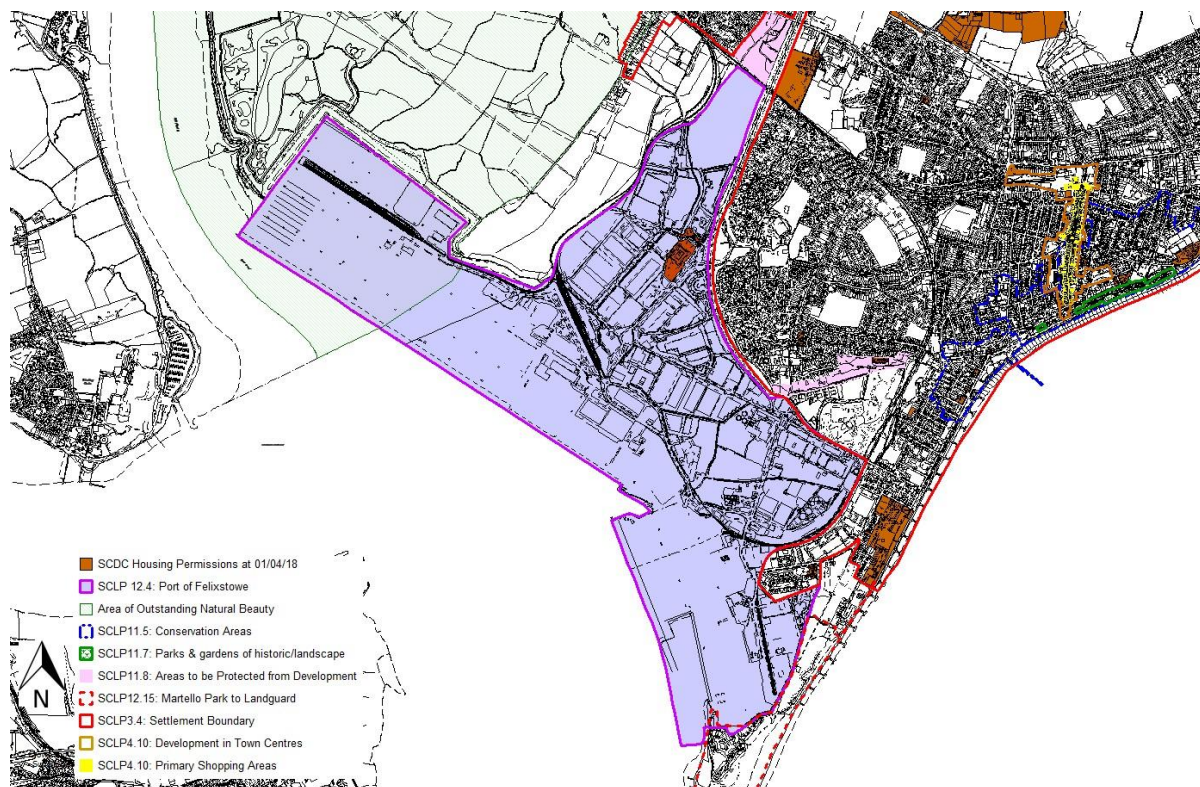
*North Felixstowe Garden Neighbourhood – Indicative draft masterplan*



## Area specific policies for Felixstowe

The Felixstowe Peninsula Area Action Plan contains a comprehensive policy approach on a variety of subjects and through the Local Plan Review seeks to carry these forward.

### SCLP12.4 -Port of Felixstowe



This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document.

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

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

The East Inshore and East Offshore Marine Plans <sup>41</sup> support port growth and development to protect the economic interest of the port whilst seeking to prevent development which may restrict the ability to respond to future growth opportunities that the Port of Felixstowe may consider.

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.

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.

Ensuring that there is sufficient infrastructure to support the Port of Felixstowe will be fundamental to the continued success of the employment area.

Alongside the policy for the Port of Felixstowe this plan also allocates a large area of land at Innocence Farm, close to Trimley St Martin and Kirton, for employment uses to support the continued viability of the Port of Felixstowe.

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 Strategic 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.

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.

#### ***Policy SCLP12.4: Port of Felixstowe***

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

<sup>41</sup> Policy PS3 of the 2014 Marine Plan - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/312496/east-plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/312496/east-plan.pdf)

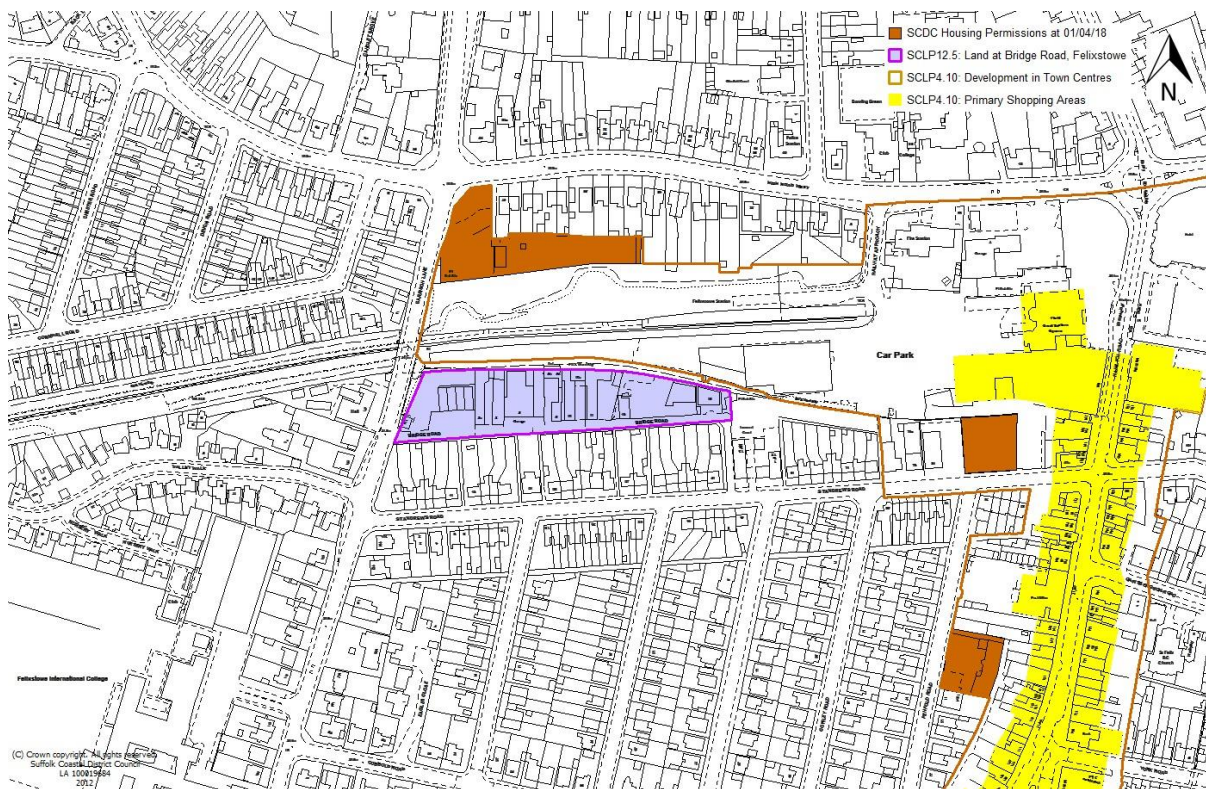
expansion and consolidation of the Port of Felixstowe and the jobs associated with the Port.

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 managing transport links on the A14 and railway line will need to be undertaken to ensure that the Port of Felixstowe continues to operate efficiently as a major contributor to the local and national economies.

Proposals which provide small scale complementary uses which serve the ancillary needs of those businesses operating within the 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 which could not be appropriately mitigated will not be permitted. Future development will also require improvements to the foul sewerage network to be undertaken.

### *SCLP12.5 - Land at Bridge Road, Felixstowe*



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

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.

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

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.

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

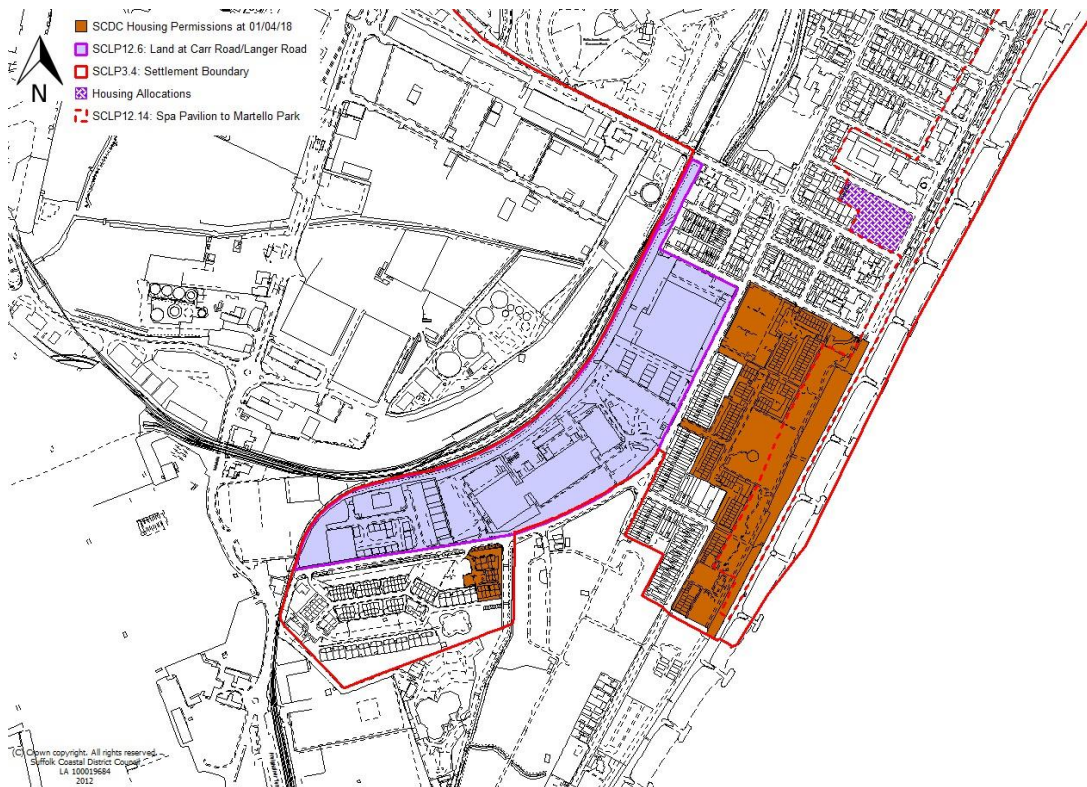
***Policy SCLP12.5: Land at Bridge Road, Felixstowe***

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 heavy traffic movements will be resisted;
- d) Small units to be retained – comprehensive redevelopment of the site for one use will be resisted;
- e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- f) Hours of operation to be limited by planning condition to resist over intensification of uses;  
and
- g) Landscaping of boundaries to be introduced to enhance the appearance of the site.

## *SCLP12.6 - Land at Carr Road/Langer Road, Felixstowe*



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

The land at Carr Road / Langer Road is an existing employment allocation to be carried over from the 2001 Local Plan. The site identified on the Policies Map provides a range of general employment opportunities which are different in scale from those at the Port of Felixstowe.

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.

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

### ***Policy SCLP12.6: Land at Carr Road/Langer Road, Felixstowe***

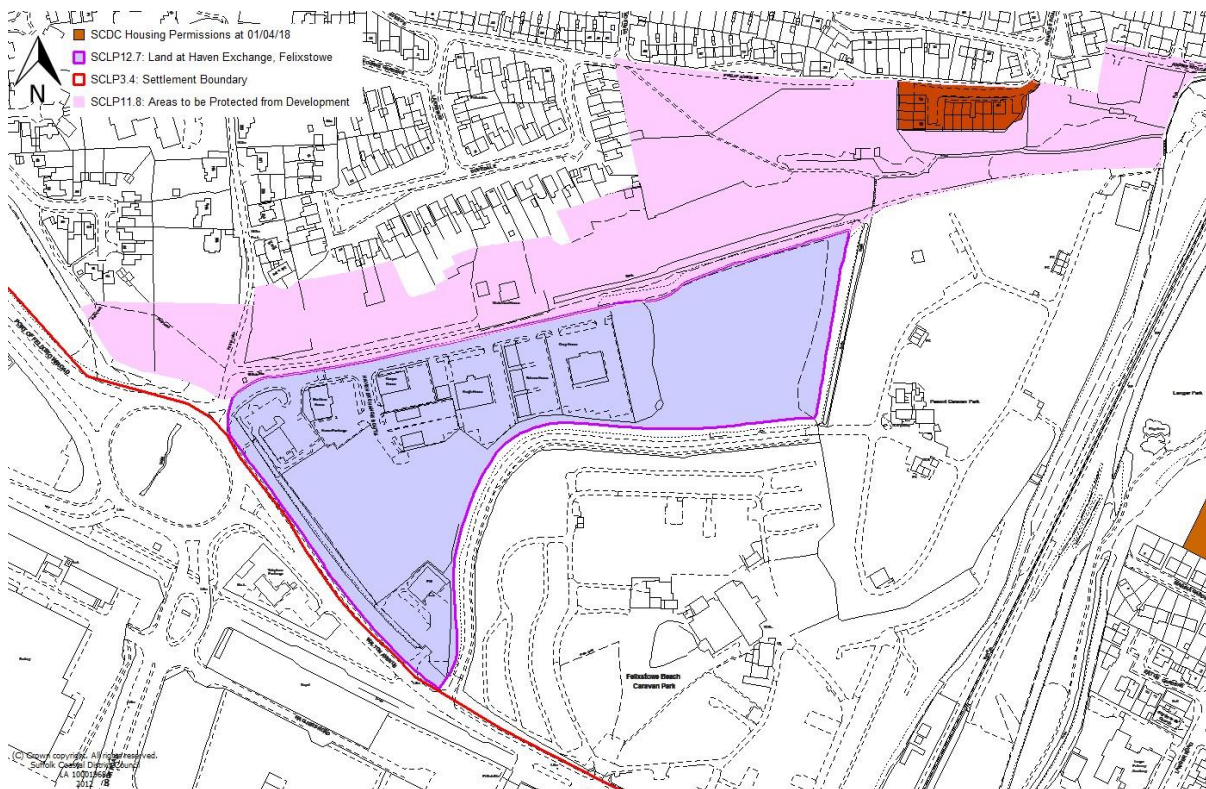
Employment opportunities will be encouraged on the site at Carr Road / Langer Road as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:

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

### SCLP12.7 - Land at Haven Exchange



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

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

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

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.

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.

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.

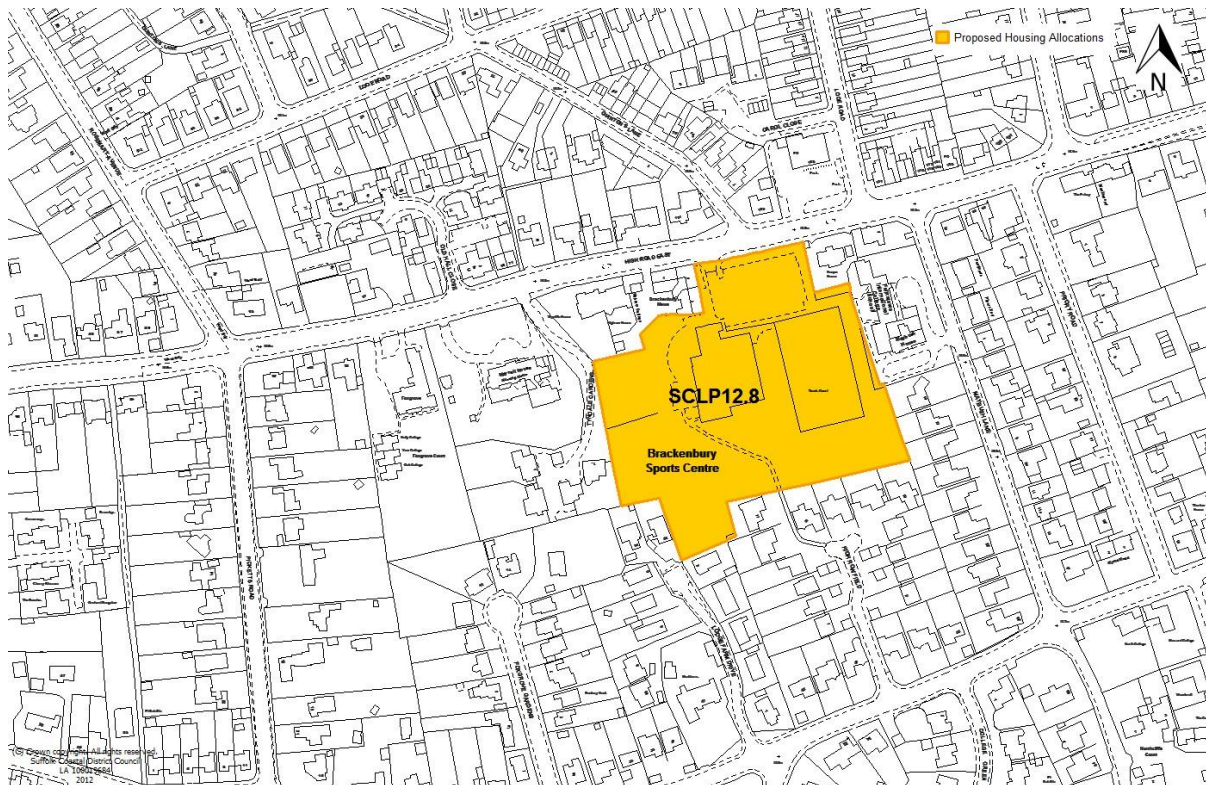
National Grid have identified that the site is in close proximity to IP/HP (intermediate pressure pipelines and high pressure pipelines) gas distribution apparatus which any future development will need to take into account. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which affect their assets to ensure the continued safe operation of existing sites and equipment.

***Policy SCLP12.7: 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) 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) Starter units required which provide opportunities for local businesses;
- d) Scale of employment buildings to be in keeping with existing units;**
- e) Uses which are complementary to the Port of Felixstowe will be supported, excluding those which have a detrimental impact on residential amenity;
- f) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- g) Air Quality assessment required; and
- h) Consideration of the IP / HP apparatus crossing the site.

## SCLP12.8 - Land at Brackenburg Sports Centre



Land at Brackenburg 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 Brackenburg may come forward for residential development of approximately 80 dwellings.

Brackenburg 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.

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.

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.



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.

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.

In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.

### *Policy SCLP12.8: Land at Brackebury Sports Centre*

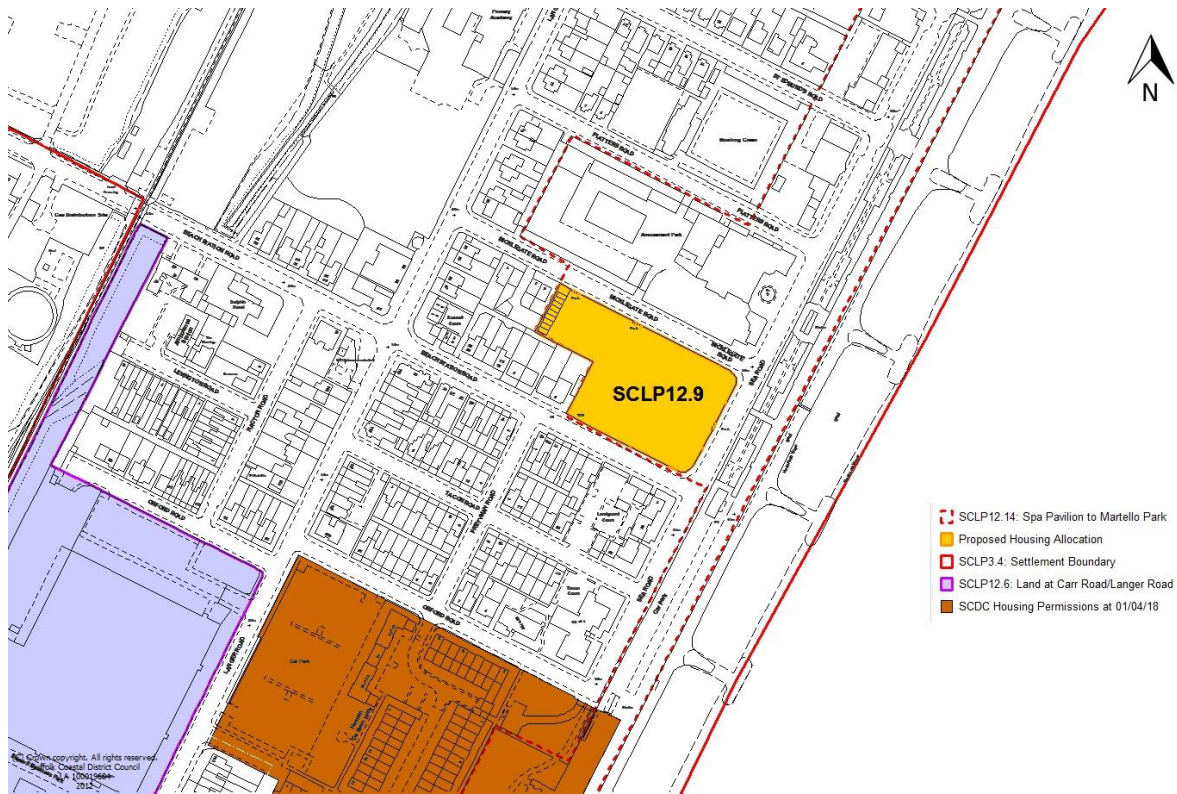
1.8ha of land on the site of Brackebury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.

Development of this site will not come forward until new leisure facilities 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;
- b) Design and layout which promotes a dementia friendly environment;
- c) Provision of affordable housing;
- d) Retention of walking and cycling connections through the site;
- e) Retention or enhancement of green spaces and play area; and
- f) A contribution towards improvements to water recycling infrastructure where necessary.

*SCLP12.9 - Sunday Market Site, Sea Road, Felixstowe*



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

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.

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.

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.

The rear of the site is adjacent to existing residential properties on Mickelgate Road and Beach Station Road. Redevelopment of this site needs to be sympathetic to the existing residential properties in respect of scale, setting and design to ensure that the quality of life of existing residents is safeguarded and that future uses on this site are complementary to the established uses.

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.

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.

Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water.

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.

In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.

The current Sunday Market provides an economic benefit to the Felixstowe Peninsula. Redevelopment of this site may result in the market being displaced. Relocating the market to an alternative location which is easily accessible and meets the needs of the market traders will need to be considered further by the Council, Felixstowe Town Council and landowners.

#### ***Policy SCLP12.9: Land at Sea Road, Felixstowe***

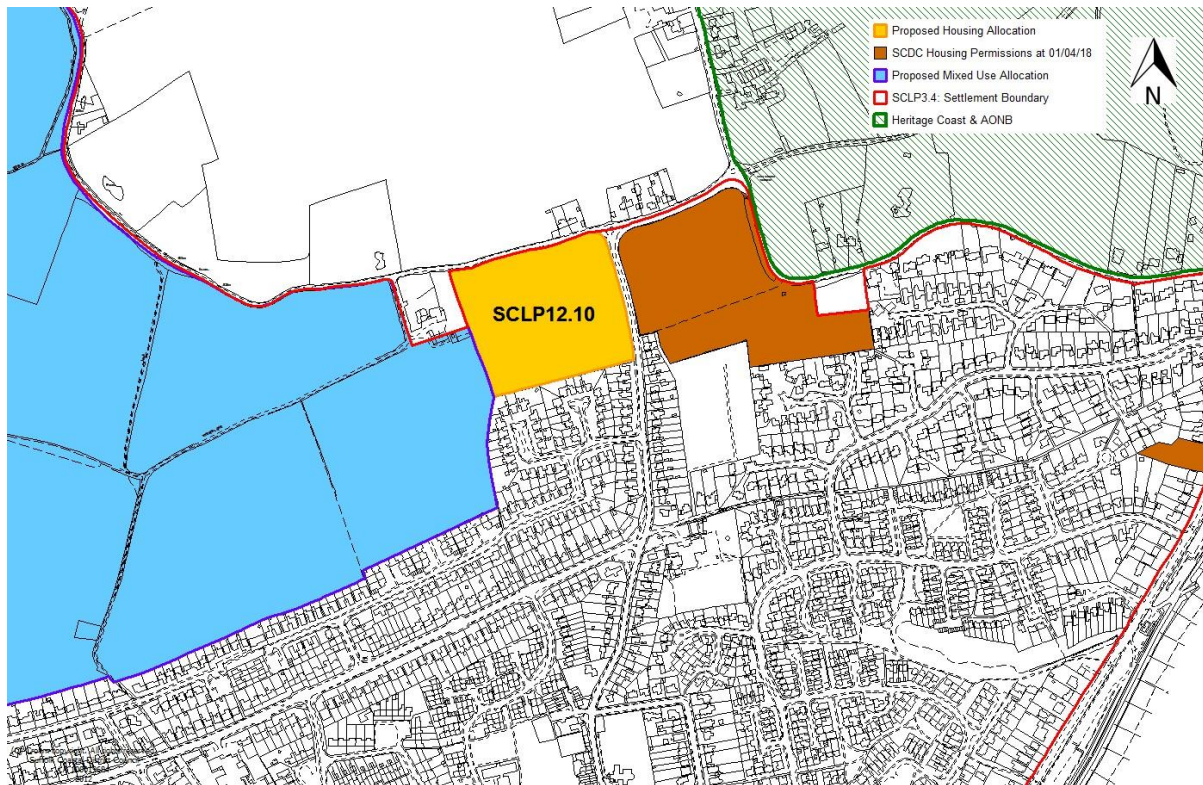
8ha of land at Sea Road, Felixstowe as shown on the Policies Map, is identified for a mixed use development of commercial / tourism uses and approximately 40 residential dwellings.

Development will be expected to accord with the following criteria:

- Mixed use development site;
- Ground floor Sea Road frontage of the site to be retained for commercial / tourism related activities which are in keeping with the surrounding resort activities;
- Affordable housing provision to be in line with Policy SCLP5.10;
- Flood mitigation measures required including no residential accommodation on ground floor and ensuring a means of escape internally to a higher level;
- Consideration needs to be given to relocation of the market; and
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to

create the required capacity.

### *SCLP12.10 - Land North of Conway Close and Swallow Close, Felixstowe*



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

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.

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.

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.

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.

Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water. Issues in respect of surface water management will have to be overcome to the satisfaction of Suffolk County Council who has statutory responsibility for Surface Water Management.

The site lies in an area that is topographically favourable for early occupation, with Bronze Age ring ditches to the north and cropmark evidence of field systems. Archaeological finds on the site to the east suggest that extensive linear remains may be found on this site. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission.

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.

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.

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 with the Garden Neighbourhood.

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.

In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.

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 SCLP12.10: Land north of Conway Close and Swallow Close, Felixstowe*

8ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:

- Affordable housing provision to be in line with Policy SCLP5.10;
- A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8;
- Maximum building height of 2 storeys;
- Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;
- On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy and to provide opportunities for all ages to be active;
- An Air Quality Assessment will be required, and any necessary mitigation provided;
- An Archaeological Assessment required;
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- Upgrading Footpath 8 to create a New Public Right of Way to provide a circular route; and
- Provision of on-site early years setting.

### *Felixstowe Sea Front*

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.

Felixstowe is the largest tourist resort in Suffolk Coastal and offers a wide range of attractions and facilities to cater for a variety of tourist needs and requirements, as well as those of local residents and businesses. 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.

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.

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. Recent works in respect of coastal management have enabled this promenade to become continuous which is of great benefit to the

resort. The continuous promenade helps to ensure Natural England's requirements are met in respect of a Coastal Path around England.

Along the frontage there are clearly defined areas which serve different markets and cater for varying needs. These were originally established through the Felixstowe Peninsula Area Action Plan and are being carried forward in this Local Plan. The areas are:

- Felixstowe Ferry and Golf Course
- Felixstowe Ferry Golf Club to Cobbolds Point
- Cobbolds Point to the Spa Pavilion
- Spa Pavilion to Martello Park
- Martello Park to Landguard

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.

#### *SCLP12.11 - Felixstowe Ferry and Golf Course*

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.

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.

South of Felixstowe Ferry is Felixstowe Ferry Golf Course which has an open character adjacent to the sea wall. The sea wall provides a public footpath which links Felixstowe Ferry with other tourist activities and further car parking opportunities.

### *Policy SCLP12.11: Felixstowe Ferry and Golf Course*

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

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

The openness of the Golf Course is to be protected as this area provides uninterrupted views of the AONB and the sea. Proposals which increase commercial activity within this area will be resisted.

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.

### *SCLP12.12 -Felixstowe Ferry Golf Club to Cobbolds Point*

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.

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.

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.

The area around Cobbolds Point has a special character of large residential curtilages on the cliff top within the settlement boundary. Sub division of these curtilages will be resisted unless in exceptional circumstances.



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

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

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

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

### ***SCLP12.13 -Cobbolds Point to Spa Pavilion***

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.

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

### ***Policy SCLP12.13: Cobbolds Point to Spa Pavilion***

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

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

### ***SCLP12.14 -Spa Pavilion to Martello Park***

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.

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.

Maintaining the active commercial frontages on the ground floor with a focus on tourist activity is fundamental to the district's economy and opportunities for promoting year round tourism will be supported. Tourism and other commercial related uses are preferable on upper floors, but where this is not possible or viability dictates otherwise, residential development will be welcomed.

The Pier head (redeveloped in 2017) and Leisure Centre provide the anchors to ensure year round tourism. These facilities and their central location are fundamental to the success of the Felixstowe sea front. Proposals for the redevelopment of the Leisure Centre will need to be complementary with the surrounding tourism and resort activities and provide a landmark attraction which has wider economic and social benefits. Redevelopment of the Leisure Centre will need to be carefully considered in relation to the surrounding built environment and take account of physical site constraints. Opportunities for redevelopment will only be required once a new Leisure Centre has been opened in accordance with the master plan approach for North Felixstowe Garden Neighbourhood.

Bent Hill and Convalescent Hill provide the opportunity for redevelopment which could complement the tourism uses in Felixstowe alongside improving the links between the resort and the town centre.

### *Policy SCLP12.14: Spa Pavilion to Martello Park*

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

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

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

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

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

### *SCLP12.15 -Martello Park to Landguard*

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.

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.

The Landguard Partnership<sup>42</sup> 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.

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<sup>42</sup> Members of the Landguard Partnership are Suffolk Coastal District Council, Felixstowe Town Council, Historic England, The Port of Felixstowe, Harwich Haven Authority, Landguard Fort Trust, Felixstowe History and Museum and Landguard Conservation Trust (Bird Observatory).

Through the Landguard Partnership, the Council was able to secure improved opportunities for public viewing of the Port of Felixstowe. Any future redevelopment of the Port adjacent to Landguard, will need to be carefully considered. The Landguard Partnership will have an important role in considering mitigation measures necessary to ensure that proposals do not have a detrimental impact on the Scheduled Monument and environmental designations.

#### *Policy SCLP12.15: Martello Park to Landguard*

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

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

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

#### *Tourism Accommodation*

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

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.

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.

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

*Policy SCLP12.16: 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 Park or Holiday Village;
- c) There are no material adverse impacts on the environment or residential amenity; and
- d) They include flood mitigation measures.

## *Strategy for Communities Surrounding Ipswich*

The county town of Ipswich lies to the south of the district. By virtue of their proximity to the east of Ipswich, the built up areas of Kesgrave, Martlesham Heath, Purdis Farm and Rushmere St Andrew are more urbanised than other parts of the district and are well served by a range of services, facilities, public transport, employment and housing opportunities. These areas have a strong relationship with the town; a relationship that is enhanced through the urban road corridors which provide access into and out of Ipswich town centre. The Settlement Hierarchy identifies that collectively these communities to the east of Ipswich represent a Major Centre. In addition to these urbanised areas, a number of rural communities such as Foxhall, Nacton, Playford, Rushmere St Andrew (village) and Westerfield also have a strong relationship with Ipswich and these are identified in the Settlement Hierarchy as 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 within the Settlement Hierarchy.

Employment opportunities in this part of the district are focused on Ipswich and other large scale areas of economic activity such as Martlesham Heath and Ransomes Europark to the south east of Ipswich. These areas of employment are to be retained over the plan period and where possible enhanced to ensure economic benefits are realised.

Previous Local Plan documents have identified the communities surrounding Ipswich as locations for large scale residential and community development. Developments such as Grange Farm, Bixley Farm and most recently Brightwell Lakes (outline permission approved May 2018) have been identified in previous Local Plans. Ipswich Borough Council has also identified the Ipswich Garden Suburb to the north of the town and land south of Westerfield. Large scale residential developments have delivered new communities in this part of the district alongside the necessary social and community infrastructure. Consultation responses have highlighted the pressure that some of these facilities are currently under.

Suffolk County Council has identified capacity issues in primary and secondary schools neighbouring Ipswich. The development at Brightwell Lakes will help provide greater capacity across the district but further capacity will be needed over the plan period. The Council will continue to work with Suffolk County Council and where appropriate Ipswich Borough Council to ensure that opportunities to increase education provision within this part of the district are realised over the plan period.

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 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 has a positive impact on traffic throughout this part of the district.

Suffolk County Council has consulted on the potential for an Ipswich Northern Route. Decisions on any potential route have not yet been taken and the Council will continue to work in partnership with Suffolk County Council. Working in partnership will ensure that any Northern Route provides a number of significant benefits to the local community as well as realising the economic benefits that may be brought in the future. Due to the uncertainties surrounding the Ipswich Northern Route at this stage, the Local Plan does not seek to identify any large scale developments which could potentially blight future options.

Communities in this part of the district have seen significant levels of growth through previous Local Plan allocations. In the short to medium term the development of Brightwell Lakes will deliver a high quality master plan development and it is recognised that this development will need the opportunity to settle and mature. Elsewhere in the area neighbouring Ipswich, future development will be limited to sites within the defined Settlement Boundaries.

This part of the district is constrained by the cumulative impact of residential development on the Orwell and Deben Estuaries. The estuaries are designated landscapes and ecological areas and mitigation measures are needed to ensure that the impact of development does not have a detrimental impact on these sites. The previous Local Plan was subject to Sustainability Appraisal and Appropriate Assessment and identified mitigation measures will be needed throughout the plan period. The introduction of site specific mitigation such as provision of country parks and accessible natural green spaces in this part of the district will need to be monitored as development comes forward.

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 SCLP12.17: Strategy for Communities surrounding Ipswich**

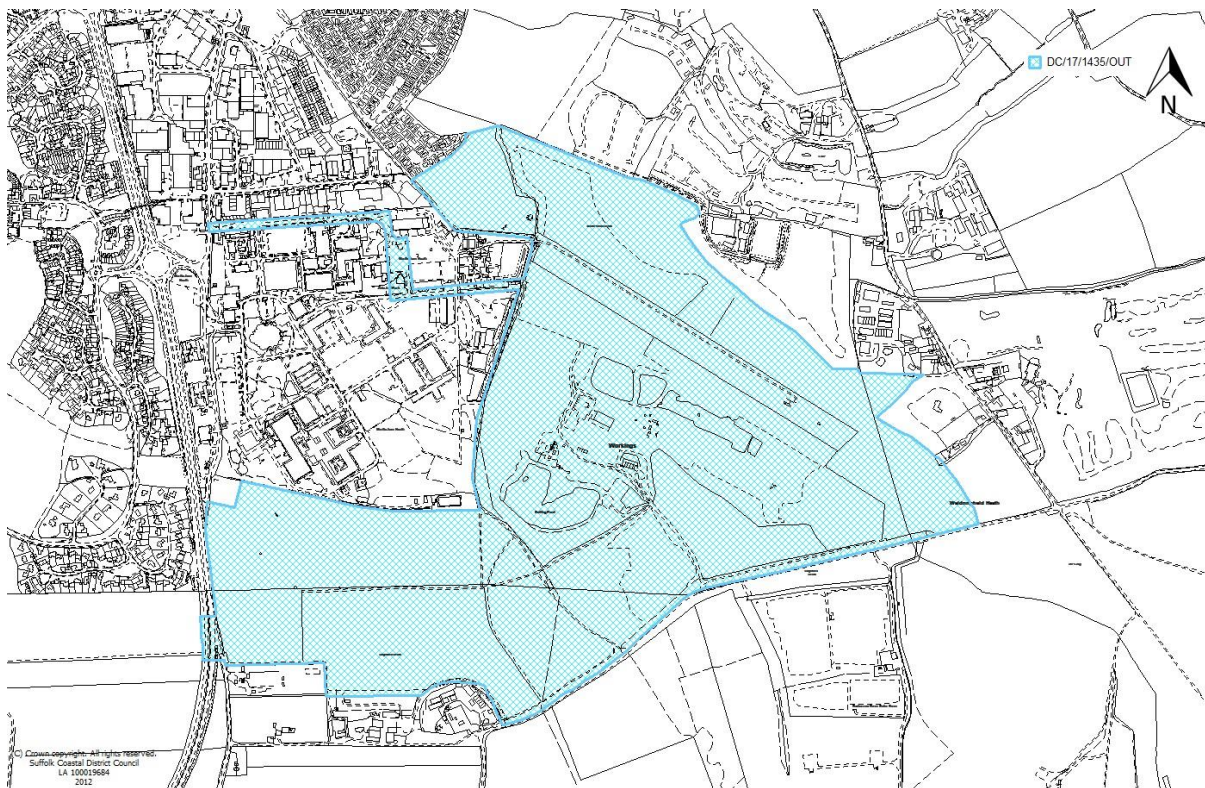
The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the district.

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

Residential developments will be limited to the proposal at Brightwell Lakes and sites within the Settlement Boundaries of communities, consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or through Neighbourhood Plans

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

**SCLP12.18 - Brightwell Lakes**



The Core Strategy outlined an area of strategic development to the south and east of Adastral Park. In 2018, the Council approved an outline master plan (DC/17/1435/OUT) for 2,000 dwellings to be



known as Brightwell Lakes. Alongside the residential units, the site will also deliver employment areas, local centres, education provision, green infrastructure, outdoor play areas, sports ground and allotments/community orchards, public footpaths, cycle ways, vehicle accesses and associated infrastructure. The physical extent of the area subject to outline planning permission is shown on the Policies Map.

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.

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

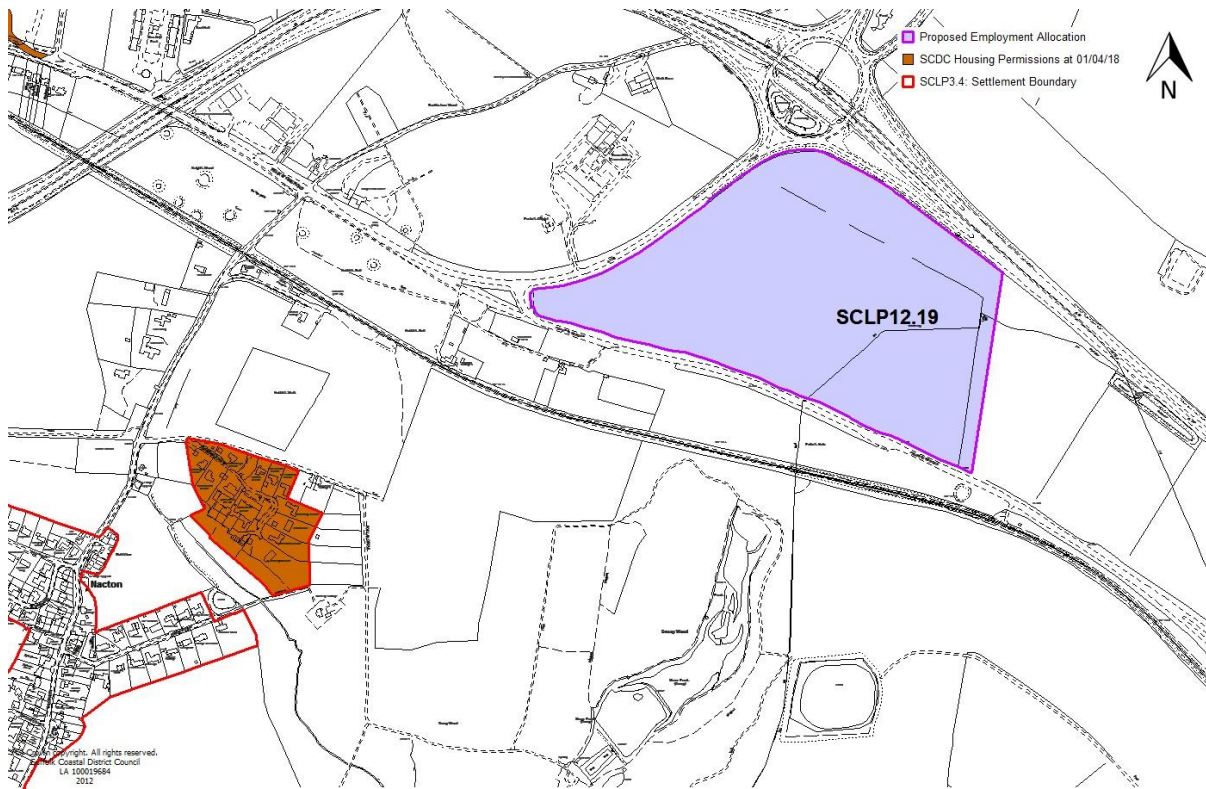
Over the plan period the site is expected to be delivered and the policy will guide the future considerations for the delivery of infrastructure, community provision and residential opportunities. Opportunities to connect and integrate Brightwell Lakes with surrounding communities through its community 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 SCLP12.18: Brightwell Lakes*

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

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

## SCLP12.19 -Land at Felixstowe Road, Nacton



Land at Felixstowe Road is identified as a new allocation for employment uses. The site can provide economic opportunities which are targeted at the Business and Professional Services sectors. The site is well related to the A12 and the A14 and in a part of the district which provides good access to Ipswich.

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.

The Economic Sector Needs Assessment highlights that there is greatest need across Suffolk Coastal for land targeted at Business and Professional Services sectors. In order to meet this need, land at Felixstowe Road is expected to provide a high quality prestigious business park which utilises good design and materials. Green infrastructure and spaces are to be provided throughout the business park to provide an exceptional high quality environment that boosts economic activity in the district.

To support the green infrastructure throughout the site, significant landscaping will be required to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium adjacent. Opportunities should also be explored to integrate and connect landscaping to the existing Public Rights of Way Network in the area.

The district's economy relies on the provision of appropriate spaces to encourage start up units as well as larger units which provide the opportunity for enterprises to grow into. Alongside the high quality environment targeted at Business and Professional Services Sectors, the Council, informed by consultation responses would support the provision of units targeted at start up enterprises. Units such as these are required across the district and this site provides an opportunity in this accessible location. To provide a balance across the site, larger units with grow-on space will also be encouraged to enable opportunities for established businesses to relocate to, and expand within, the area. Small scale complementary uses which serve the ancillary needs of those businesses operating on the site will be supported where appropriate. Such uses may include cafes, hotels or childcare nurseries but others may also be acceptable.

Initial transport modelling shows that the development is likely to contribute to pressure on the A14 and the Seven Hills roundabout and therefore any necessary mitigation measures will need to be provided.

#### ***Policy SCLP12.19: Land at Felixstowe Road***

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

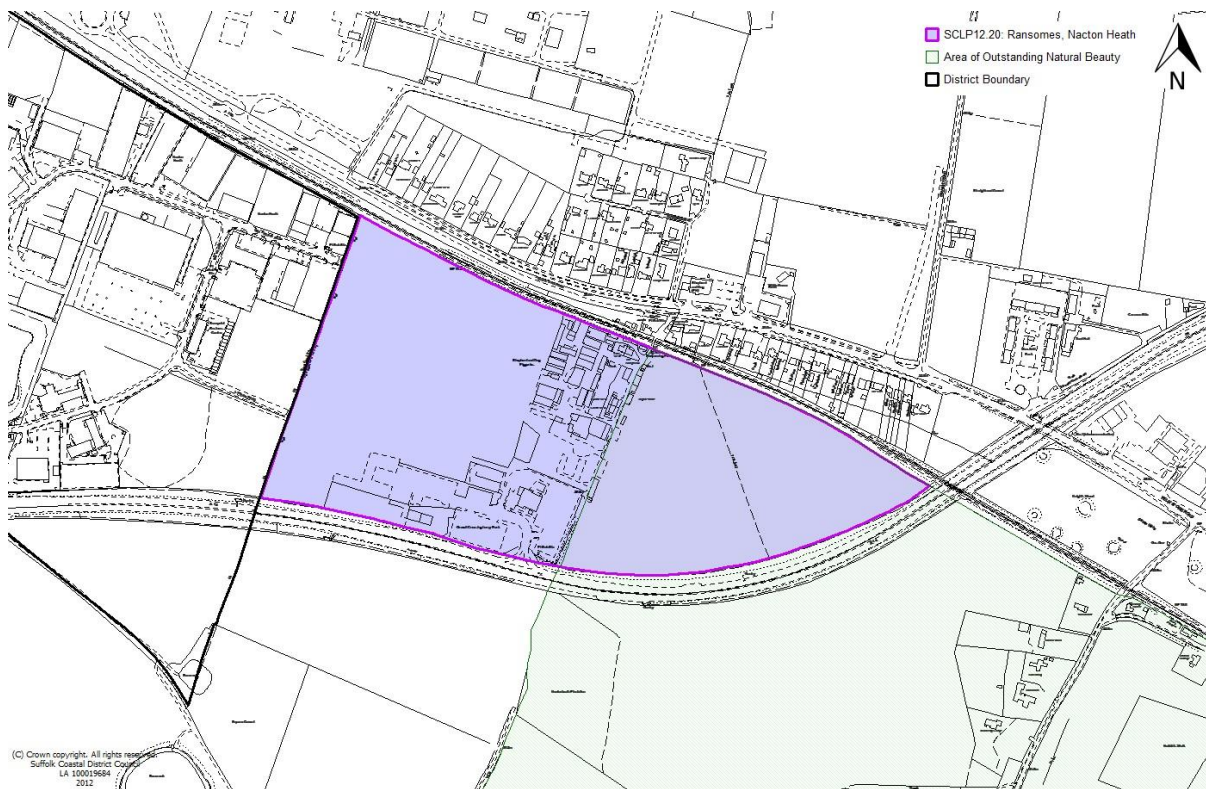
Access to the site will be required from Felixstowe Road. The access arrangements and impact on the A12 and the A14 should be to the satisfaction of Suffolk County Council and Highways England. Opportunities to enhance the access to the Crematorium should be explored and will be supported.

Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessments. Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.

Buildings will provide a high quality attractive environment with areas of green infrastructure and appropriate provision for vehicular parking, walking and cycling.

Proposals which provide small scale complementary uses which serve the ancillary needs of the site will be supported where appropriate and do not detrimentally impact the overall function of the site.

## SCLP12.20 - Ransomes, Nacton Heath



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

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

The site comprises 19 ha of land which has been carried forward as an employment allocation from the previous Local Plan, just over 14 ha of which is vacant and available for development. This part of the site represents the final phased area of development of the Ransomes Business Park/Ransomes Europark employment area, the majority of which lies within the neighbouring Ipswich Borough Council administrative area.

The eastern most part of this allocation extends the previously allocated area by approximately 11 ha and will assist in providing employment land in a well established employment area with easy access to Ipswich and the wider area via the A14. This part of the site lies wholly within the Area of Outstanding Natural Beauty, of national importance for its natural beauty. The boundary of the AONB follows the track running north-south along the eastern boundary of the Piggeries and the lorry park. This part of the AONB has a degree of physical and visual separation from areas of AONB

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

Consultation received a mixed response to extending the employment area into the AONB. Where objection was raised, this appears to be an objection in principle to the loss of AONB rather than specific objection to the parcel of land in question and could potentially be overcome if mitigation measures are provided.

Discussions have taken place between Ipswich Borough Council, who have a similar site specific issue in the AONB, Suffolk Coastal Council and the AONB Partnership to see if common agreement could be reached that would allow development to take place on the sites in question. As a result, a statement has been agreed with the Suffolk Coast and Heaths AONB Partnership that recognises the importance of sustainable development and the economic well-being of the area and provides support in principle for the site being allocated for economic development. The Partnership is clear that any detrimental impact upon the natural beauty and special qualities of the AONB landscape should be appropriately mitigated, through site master planning or consultation with the Partnership.

Historic England has confirmed that extending into the AONB could have an impact on a number of Scheduled Monuments immediately to the east; namely several pre-historic bowl barrows (burial sites) as part of the Seven Hills barrow cemetery. These would require further investigation as proposals are brought forward for this site.

The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers and whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application. As a site of over 1 ha, a flood risk assessment will be required.

Anglian Water require any developer to demonstrate that foul sewerage can be adequately dealt with.

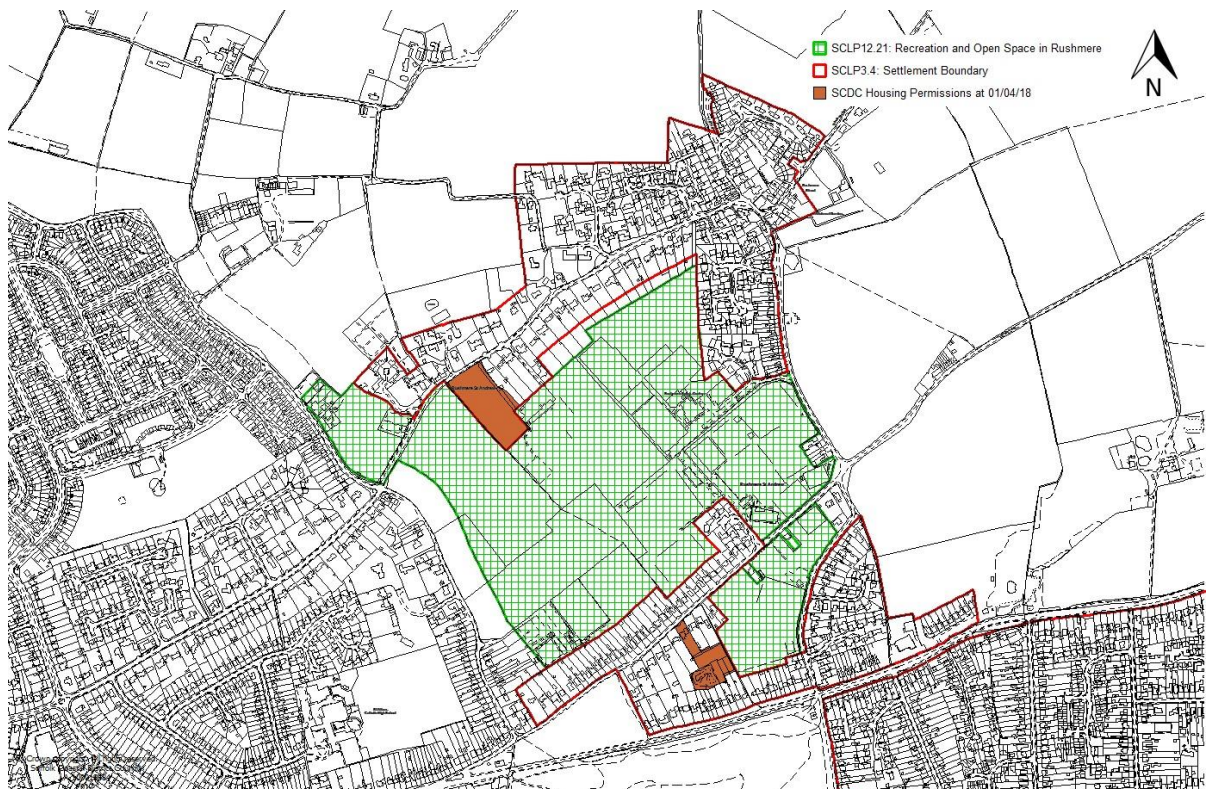
### ***Policy SCLP12.20: Ransomes, Nacton Heath***

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;
- 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;
- e) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- f) Potential contamination of the site will need to be investigated and addressed where necessary; and
- g) Integration of new uses with existing businesses within the site.

### ***Recreation and Open Space in Rushmere***

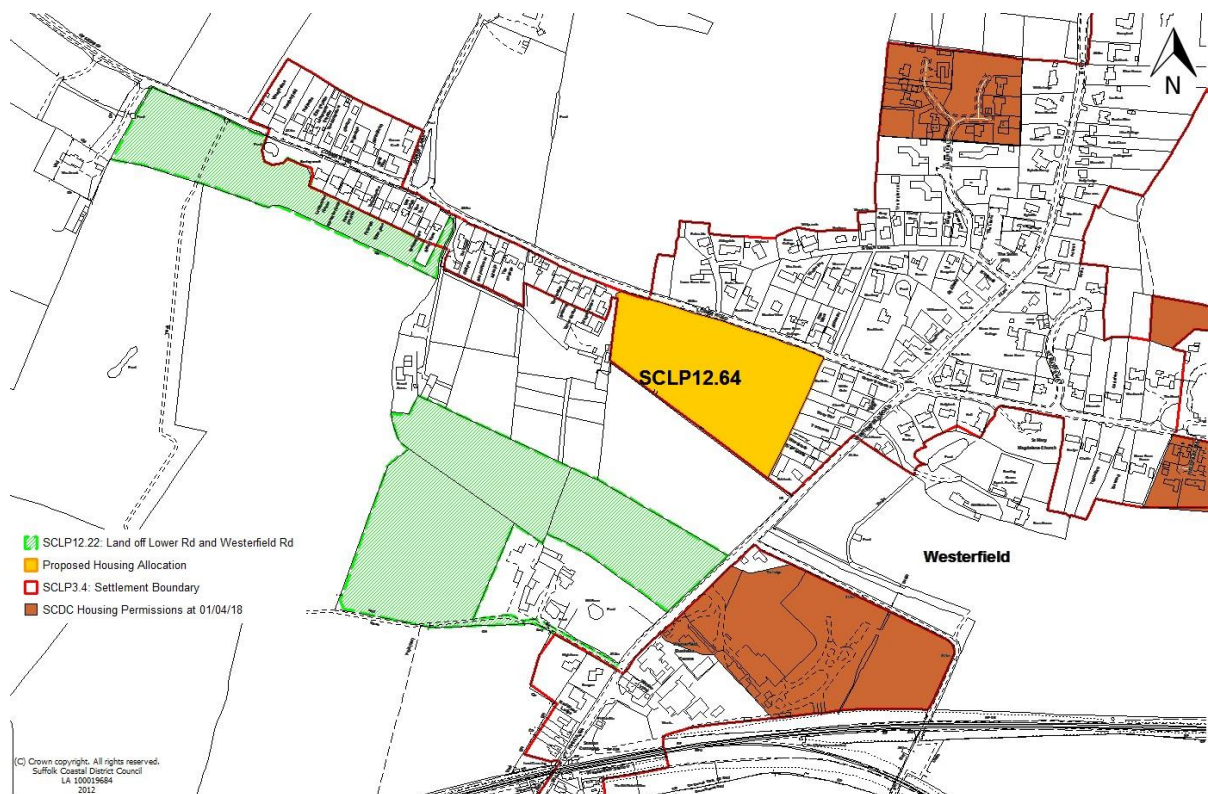


Within this part of the district, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space and countryside, whilst others blend into one another. Previous Local Plans sought to protect the open space between Ipswich and Rushmere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

***Policy SCLP12.21: Recreation and Open Space in Rushmere***

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

***SCLP12.22 - Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)***



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



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

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

Policy SCLP12.22 allocates two parcels of land for public open space as part of the new country park. This allocation will help maintain the separate identity of Westerfield from the new development. The provision of the car park to serve the country park is expected to be provided within that parcel of land accessed via Westerfield Road.

***Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)***

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

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

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

## *Market Towns*

### *Strategy for Aldeburgh*

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

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.

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.

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.

Although categorised as a market town in the Settlement Hierarchy, Aldeburgh lacks the 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.

In peak tourist periods, the town becomes a destination which is very popular with tourists and visitors, placing greater pressure on existing facilities and infrastructure such as roads and car parking. At the same time, these visitors bring great economic benefit to the district.

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.

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. Proportionally, Aldeburgh has a larger ageing population than other towns in the District and this requires a more targeted range of facilities to meet these local needs. Over the plan period, the Council will work with service providers to ensure that appropriate infrastructure is delivered.

Aldeburgh has a distinctive built character and the Garrett Ear Area which was built in the mid 19<sup>th</sup> 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.

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 SCLP12.23: Strategy for Aldeburgh*

The vision 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 and protected;
- 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 of dwellings targeted at 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.

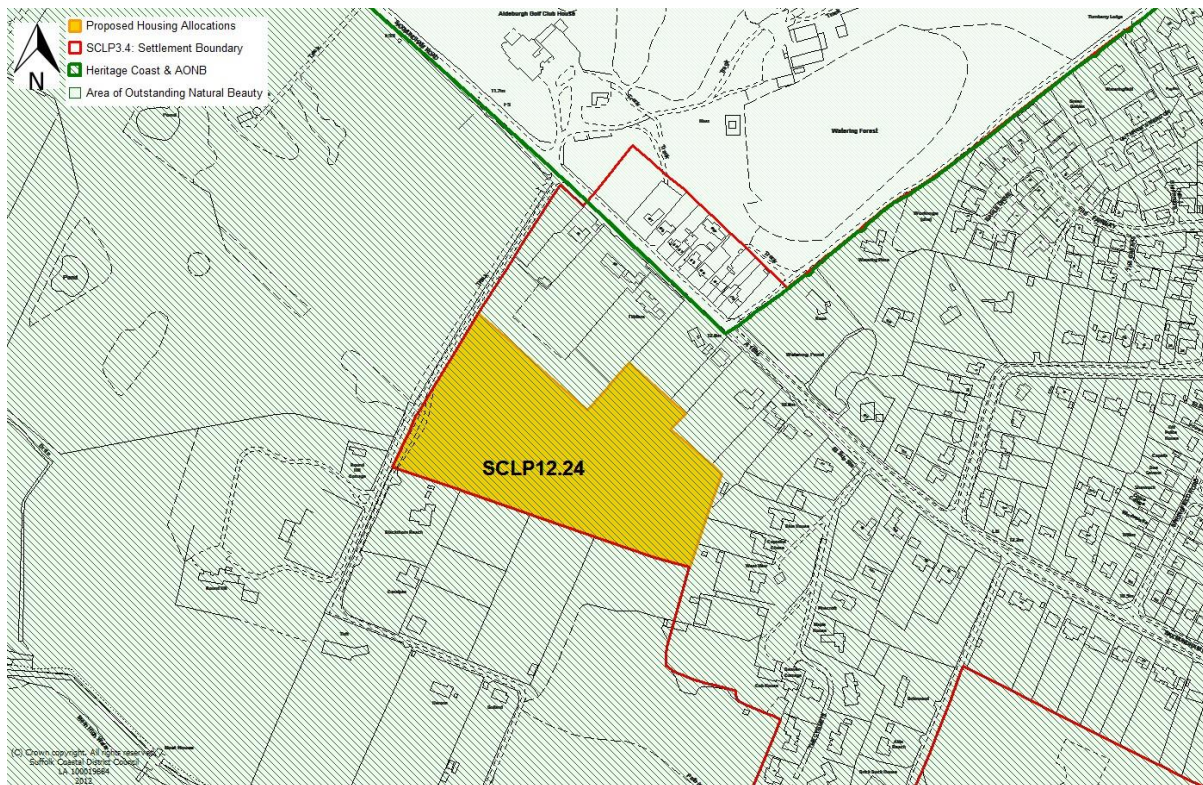
The Garrett Era Area defined on the Policies Map has a unique and distinctive townscape character which is important to retain. Proposals to substantially enlarge existing properties or sub-divide existing plots will not be supported where they would:

- 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.

## SCLP12.24 - Land to the rear of Rose Hill, Saxmundham Road, Aldeburgh



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

This site to the rear of Rose Hill is 3ha in size. It is fairly regular in shape with adjacent low density residential development on three sides. The site is accessed via a track running north direct onto Saxmundham Road which would need to be widened to bring it up to standard. The track is within the control of site owner. Land to the west of the track is in the ownership of the Aldeburgh Golf Club who have confirmed their willingness to facilitate that widening. Furthermore improvements to this junction would also meet with their aspirations to provide a safer junction at this point. The access track forms the western boundary beyond which is open countryside.

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.

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.

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.

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

### *Policy SCLP12.24: 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 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) Access to the site should be via the existing access track which follows the western boundary of the site. New access and junction arrangements should be designed to meet the needs of both residents and the adjacent golf club; and
- k) Contribution to primary school places.

### *Strategy for Framlingham*

In March 2017, the Framlingham Neighbourhood Plan was “made” as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Framlingham (2011 pop. 3,342) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, community, employment, cemetery and pedestrian walkway

routes which will guide the future development in Framlingham until 2031. All of these allocations

are shown on the Policies Map.

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.

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.

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.

Framlingham is a key market town which serves the needs of its own residents and visitors as well as those of neighbouring communities. It is also a key employment centre with a range of services, facilities and opportunities as well as Primary, Secondary and Independent education. Although well served by a range of services and facilities consultation responses have highlighted that a significant increase in infrastructure is required to ensure that the town continues to thrive.

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.

The Framlingham Neighbourhood Plan identifies need for additional education provision (including Early Years), expansion of medical facilities, adequate and accessible community and leisure space as well as the need for a large community centre. Over the Local Plan period, the Council will support improvements and enhancements to infrastructure which are proposed through a review to the Neighbourhood Plan or planning applications on appropriate sites. In November 2017, the Council committed to spend funds generated through the Community Infrastructure Levy Charging Schedule on an extension to the Framlingham Medical Practice.

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.

As outlined in the Spatial Distribution of Housing, Framlingham is directed 5% of growth (over the plan period 2016-2036 – see Table 3.5) which equates to approximately 50 additional units 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.

The Neighbourhood Planning Regulations require Neighbourhood Plans to be kept under review and in conformity with the Local Plan. In the short to medium term the policies within this Local Plan will not require a review of the Neighbourhood Plan but in the longer term this may be required to identify sites to meet the housing requirement outlined in the Spatial Distribution of Housing for the later stages of the plan period.

### *Strategy for Leiston*

In March 2017, the Leiston Neighbourhood Plan was “made” as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Leiston (2011 pop. 5,508) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, employment, car parking and tourism which will guide the future development in Leiston until 2029. All of these allocations are shown on the Policies Map.

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.

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.

By 2036, Leiston will have continued to thrive as a community that recognises and embraces its industrial heritage whilst serving its residents and surrounding communities. Sizewell nuclear power station has an influence on Leiston and over the plan period nationally significant decisions made in respect of Sizewell C will have impacts locally which the Neighbourhood Plan (or Local Plan) will seek to mitigate in future revisions.

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.

Leiston is an area which makes a significant contribution to the district’s economy and provides a variety of employment opportunities. To support these employment opportunities and activities the Local Plan requires a sufficient mix of community facilities, services and residential development over the plan period as outlined in the Leiston Neighbourhood Plan. As outlined in



Table 3.5, Leiston is directed 5% of growth (over the plan period 2016-2036) which equates to approximately 50 units