

Suffolk CDC Draft local plan - consultation version July 2018

Extracts considered relevant to Saxmundham

Vision : p.23

The District will have experienced significant levels of growth and created healthy communities through a planned approach which maintains the distinctive character and role of settlements, supported by adequate infrastructure without breaching environmental limitations

Garden Neighbourhoods: p.29

3.12 The Local Plan proposes two garden neighbourhoods at Felixstowe and Saxmundham. The principles of Garden Cities are well established on a larger scale and many examples of best practice are found around the country. Opportunity exists through land allocations to follow the principles of Garden Cities as Garden Neighbourhoods for Suffolk Coastal which provide generous provision of green spaces, range of local facilities including schools, shops, meeting places and other community spaces alongside opportunities for recreation, walking and cycling. The variety of green spaces and community facilities are to be supported by employment opportunities and a wide choice of new housing to meet a range of needs, supported by the most up to date digital infrastructure.

Saxmundham and the A12: p.31

3.15 The A12 is a well used road which provides connections to many communities. Directing development to locations well related to the A12 will enable opportunities to make more use of the road and rail connections between Ipswich and Lowestoft. Increasing the level of development in these locations will help to sustain the existing communities which are becoming popular with tourists and second home owners resulting in fewer properties being available for the local community.

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

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

Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District: p.36

The Council will deliver an ambitious plan for growth over the period 2016 – 2036 in Suffolk Coastal by:

a) Supporting and facilitating economic growth through the supply of significantly more than the baseline requirement of 13ha of land for employment uses to deliver at least 7,220 jobs;

- b) Ensuring the provision of 2,600 – 4,600sqm floorspace for convenience retail and 7,700 – 13,100sqm floorspace for comparison retail;
- c) Significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 545 new dwellings per annum (at least 10,900 over the period 2016 - 2036);
- d) Ensuring the provision of infrastructure needed to support growth.

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

a) The delivery of new Garden Neighbourhoods at North Felixstowe and South Saxmundham;

- b) Utilising opportunities provided by road and rail corridors, including a focus on growth in the A12 corridor;
- c) New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe;
- d) Growth in rural areas that will help to support and sustain existing communities.

Table 3.2 – Residual housing need calculation: p.37

	Number of dwellings
Completions (1.4.16 – 31.3.18)	1,130
Outstanding planning permissions (31.3.18)	4,128
Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)	2,389 ⁷
Allocations in current Local Plan or Neighbourhood Plans (<i>without</i> permission or resolution to grant subject to S106) (31.3.18)	976
Total commitments (31.3.18)	8,623
Proposed housing requirement (2016 – 2036): new national standard method (9,900) plus 10% (545 x 20 yrs)	10,900 (545 dwellings per annum)
Residual need (requirement minus commitments)	10,900 – 8,623 = 2,277 residual need
Residual (2,277) plus contingency of 10% on top of housing requirement (1,090)	Approximately 3,370 - indicative number of dwellings to be planned for in this Local Plan, including a contingency

Table 3.3 – Spatial distribution of housing growth to be planned for: p.38

Location	Percentage ⁸	Approximate Number of units (rounded) (minimum)
Communities related to the A12		
■ Saxmundham area ⁹	22%	800
■ Other A12 communities	12%	435
Felixstowe (including the Trimleys) ¹⁰	46%	1,670
Rural Settlements	15%	515
Communities neighbouring Ipswich	1%	40
Framlingham	1%	50
Leiston	1%	50
Total		3,560

Table 3.4 – Summary of policy approach for Settlement Hierarchy: p.41

Category of settlement hierarchy	Summary of policy approach
Major Centres	<p><u>Employment</u> Development within existing employment areas (Policy SCLP4.1) Identification of new employment allocations linked to major centres and transport corridors (SCLP4.2) Development within Settlement Boundaries (SCLP4.2)</p> <p><u>Retail</u> Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.9)</p> <p><u>Housing</u> New strategic mixed use allocation at North Felixstowe Garden Neighbourhood (SCLP12.3) Housing development at Brightwell Lakes (SCLP12.18) Housing development within Settlement Boundaries (SCLP3.4)</p>
Market Towns	<p><u>Employment</u> Development within existing employment areas (Policy SCLP4.1) Development within Settlement Boundaries (SCLP4.2)</p> <p><u>Retail</u> Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.9)</p> <p><u>Housing</u> New strategic mixed use allocation at South Saxmundham Garden Neighbourhood</p>

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3.44 Table 3.5 below shows the anticipated level of housing delivery in each Town and Parish (for settlements in the Settlement Hierarchy). Note these figures do not include an allowance for

windfall which it is www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview anticipated will come forward across the District at a rate of 50 dwellings per year. It is anticipated that, with the greater development opportunities provided by the 'Housing in Clusters in the Countryside' policy (Policy SCLP5.4), windfall development in the countryside will increase above previous levels. Therefore the 1.5% indicative level of growth for countryside locations based on completions and commitments is presented as a minimum. A Housing Trajectory which indicates delivery on a timescale over the lifetime of the Local Plan is contained in Appendix A. Table 3.5 Anticipated housing growth by Town / Parish 2016 - 2036

Area/Parish Contribution (by parish) 1/4/2016 - 31/3/2018: p.43-45

Area/Parish	Contribution (by parish) 1/4/2016 – 31/3/2018				(C) New housing allocation ¹³	(D) Indicative contribution 2016 – 2036 (A+B+C) ¹⁴
	(A) Completions 1/4/2016 – 31/3/2018	(B) Permissions & resolution to grant permission as at 31/3/2018	(C) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B) + (C)		
Major Centres						
Felixstowe	92	1,720	209	2,021	1,520 ¹⁵	3,541 (29%)
East Ipswich						
Kesgrave	7	20	0	27	20	47 (<0.5%)
Martlesham Heath ¹⁶	5	0	0	5	10	15 (<0.5%)
Brightwell Lakes	0	2,000	0	2,000	-	2,000 (16.5%)
Purdis Farm	10	307	0	317	-	317 (2.5%)
Rushmere St Andrew (excluding village)	12	71	0	83	-	83 (0.5%)
Market Towns						
Aldeburgh	22	39	10	71	-	71 (0.5%)
Framlingham	123	349	37	509	50	559 (5%)
Leiston	91	507	0	598	50	648 (5%)
Saxmundham	113	115	65	293	800	1,093 (9%)
Woodbridge (incl part of	66	337	0	403	-	403 (3.5%)

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Shottisham²¹						
Shottisham	0	0	10	10	-	10 (<0.5%)
Countryside						
All countryside locations ²²	67	82	0	161	-	161 (1.5%)
TOTAL	1,130	6,517	976	8,623	3,562	12, 195²³

Settlement Boundaries: p.46

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

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

Policy SCLP3.4: Settlement Boundaries

Settlement Boundaries are defined on the Policies Map. Land which is outside of Settlement Boundaries in the Local Plan and Neighbourhood Plans is defined as Countryside. New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise. Proposals for new residential development outside of the Settlement Boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the Countryside.

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

Policy SCLP3.6: Infrastructure Provision: p.53

The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Highways England, Environment Agency, Anglian Water, Essex and Suffolk Water, UK Power Networks and the Ipswich and East Suffolk Clinical Commissioning Group to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure.

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute towards infrastructure provision to meet the needs generated. Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.

Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy SCLP8.2.

In locations where there is inadequate capacity within local catchment schools development should contribute to the expansion or other measures to increase places available at the school. Where new primary schools are provided these should be in locations which are well located in relation to the catchments they will serve, and which maximise opportunities for walking and cycling to school.

Development will not be permitted where it would have a significant effect on the capacity of existing water infrastructure. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and the wastewater network in time to serve the development. Where there is no capacity in the water recycling centre, development may need to be phased in order to allow improvement works to take place.

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

The Council will work with the digital infrastructure industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. Infrastructure relating to new developments should be designed so as not to impede or obstruct connection to antennae or masts in the local vicinity. Early engagement with the relevant digital infrastructure provider should be undertaken to avoid such a scenario.

Employment areas: p.57

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

Policy SCLP4.2: New Employment Areas: p.60

The Council will support the delivery of new employment areas as identified on the Policies Map to provide greater site choice and economic opportunities across the District. Within these areas the Council will support other community related uses provided these are ancillary to the economic activity on the site.

Proposals for new employment development falling within use classes B1, B2 and B8 outside of the Employment Areas but within Settlement Boundaries will be permitted where it would not have an adverse impact on the surrounding land use and local highway network.

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted adjacent to Employment Areas and outside of Settlement Boundaries provided that:

- a) It would not have an adverse impact on surrounding land use; and
- b) Additional need for employment development has been demonstrated; or
- c) There is no land available within Employment Areas, existing allocations or within Settlement Boundaries to accommodate the proposal.

New employment areas are shown on the Policies Map in the following locations:

- Y SCLP12.30 Land at Innocence Farm
- Y SCLP12.19 Land at Felixstowe Road
- Y SCLP12.3 North Felixstowe Garden Neighbourhood (as part of masterplanned approach)
- Y SCLP12.26 South Saxmundham Garden Neighbourhood (as part of masterplanned approach)

Policy SCLP4.9: New Retail Development p.70

Priority will be given to concentrating retail and commercial leisure development within Town Centres as identified in the retail hierarchy. Retail and commercial leisure (falling within Use Classes A1, A2, A3, A4, A5, C1 and D2) will be permitted within Town Centres identified in the hierarchy and as defined on the Policies Maps. This will reinforce and reflect compact town centres.

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

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

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

Policy SCLP4.10: Development in Town Centres: p.72-73

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

Town centres will develop in ways that support healthy lifestyles, social interaction, overnight stays, culture and the arts.

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

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

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

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

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

Town Centre Environments

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

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

Y Felixstowe – between town centre and seafront;

Y Woodbridge - between town centre and riverside;

Y Aldeburgh - between car parks and town centre; Y Framlingham - highways junctions (identified in the Neighbourhood Plan);

Y Leiston - mixed use town centre opportunity site (identified in the Neighbourhood Plan);

Y Saxmundham – between railway station and town centre;

Y Martlesham – between retail units and employment areas.

Policy SCLP4.11: Town Centre Environments

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

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

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

Housing - Market Towns p.78

5.7 Detailed policies for the Market Towns are contained in Section 12.

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

5.9 Whilst no other new allocations are proposed in the Market Towns, it is envisaged that some small scale development will come forward within the Settlement Boundaries in accordance with Policy SCLP3.4.

Housing Mix p.87

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

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5.38 The SHMA provides conclusions on the size of property needed in each tenure for the District as a whole. Evidence shows that this varies between tenure, but that overall there is a need for all sizes of property and that across all tenures there is a need for at least 40% to be 1 or 2 bedroom properties. At present, around 30% of all properties in the District are 1 or 2 bedrooms. To ensure that a mix of sizes is delivered, and in particular recognising the issues around affordability and the potential demand for properties for downsizing due to the ageing population, Policy SCLP5.8 includes a requirement for new development to provide for a mix which reflects the conclusions of the SHMA. It is acknowledged that, depending on the character of the surrounding area, some sites may present a greater opportunity to secure smaller properties and consideration will therefore be given to surrounding densities and character in this respect.

Table 5.1 Housing need by size, source: Strategic Housing Market Assessment Part 2 (May 2017)

Number of bedrooms Percentage of District wide need

1 13%

2 29%

3 30%

4 28%

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

5.40 Other evidence of local housing needs may include the Housing Register or a housing needs survey carried out by a Town or Parish Council or Neighbourhood Plan group, however this would be considered alongside the conclusions of the SHMA which sets out the need at the District level...

Policy SCLP5.8: Housing Mix

Proposals for new housing development will be expected to reflect the mix and type of housing needs identified in the Strategic Housing Market Assessment or other evidence of local needs as supported by the Council.

Proposals for 5 or more units should provide for a mix of sizes and types based upon table 5.1, and should provide for at least 40% of 1 or 2 bed properties.

On proposals of 10 units or more at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population.

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

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

Policy SCLP5.10: Affordable Housing on Residential Developments: p.93

Proposals for residential development with capacity for more than ten units and which have a combined gross floorspace of 1,000sqm or more (gross internal area) will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need.

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

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

In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing.

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

Policy SCLP6.1: Tourism: p.104

Tourism is an important element of the District's economy. The Council will seek to manage tourism across the District in a way that protects the features that make the District attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals.

The Local Plan will seek to improve the visitor experience by developing the tourist opportunities both in and out of season, as well as those less sensitive areas of the District where increased tourism uses can be accommodated.

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

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

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

Policy SCLP7.1: Sustainable Transport

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

Development will be supported where:

- a) It is proportionate in scale to the existing transport network;
- b) It is located close to, and provides safe pedestrian and cycle access to services and facilities;
- c) It is well integrated into and enhances the existing cycle network including the safe design and layout of new routes and provision of covered, secure cycle parking;
- d) It is well integrated into and enhances the existing pedestrian routes and the public rights of way network;
- e) It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety;
- f) It will improve public transport in the rural areas of the District; and
- g) The cumulative impact of new development will not create significant adverse impacts on the existing transport network.

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

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

In order to identify potential transport impacts and mitigation measures, a Transport Statement will be required for development of 50 -80 dwellings and a Transport Assessment will be required for developments of over 80 dwellings.

Landscape: p.149

10.22 Countryside – its land and scenery – and the quality of its landscapes are defining features of the District and the identity of local communities. The diverse landscapes of Suffolk Coastal have been influenced and defined by natural and human activity, including a long tradition of farming. The District includes large areas of farmland, much of which is the most productive in the country i.e. grades 1, 2, and 3a under the Agricultural Land Classification.

10.23 Since human and natural activity evolves over time, landscape character also changes over time. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment...

10.25 Government guidance and best practice advise that a landscape character assessment approach should be taken to inform policy making and planning decisions, rather than locally defined area specific landscape designations. To accord with government guidance, the Council has commissioned a Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) of the District and the fringes of Ipswich. The evidence provides a tool to help understand the character and local distinctiveness of the landscape and identifies the special qualities and features that give it a sense of place, as well as providing guidance on how to manage change. Landscape character is the distinct, recognisable and consistent pattern of elements that make one landscape different from another. The assessment recognises all landscapes, not just those that are designated, and considers sensitivity to change including in relation to recognised features.

10.26 The Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) analyse the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of these landscape areas.

Policy SCLP10.3: Landscape Character: p.153

Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence. Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:

- a) The special qualities and features of the area;
- b) The visual relationship and environment around settlements and their landscape settings;
- c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
- d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
- e) The growing network of green infrastructure supporting health, wellbeing and social interaction.

Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland, AONB and other very sensitive landscapes. Proposals for development will be required to secure the preservation and appropriate restoration or enhancement of natural, historic or man-made features across the District as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.

Proposals for development should protect and enhance the tranquillity and dark skies across the District. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.

Neighbourhood Plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.

Policy SCLP11.1: Design Quality: p.160-161

The Council supports design which is innovative and which promotes inclusivity across the District. Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness and character. In so doing, permission will be granted where proposals:

- a) Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design;
- b) Demonstrate a clear understanding of the form and character of the built and natural environment and use this understanding to complement local character and distinctiveness;
- c) Respond to local context and the form of surrounding buildings in relation to the following criteria:
 - i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;
 - ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;
 - iii. the height and massing of developments should be well related to that of their surroundings;
 - iv. the relationship between buildings and spaces and the wider street scene or townscape; and
 - v. by making use of materials and detailing appropriate to the local vernacular;
- d) Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
- e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
- f) Take into account the need to promote public safety and deter crime and disorder;
- g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;
- h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, avoiding the perception of a car dominated environment;
- i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings; and
- j) Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development.

Major residential development proposals will be supported where they perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

Policy SCLP12.1: Neighbourhood Plans: p.176

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

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

Neighbourhood plan area	Indicative minimum number of dwellings ⁴²
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 with Mells Hamlet	25
Wickham Market	100 This is in addition to Local Plan allocation SCLP12.56 (in Pettistree Parish, adjoining Wickham Market)

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

Site Allocations: p.177

12.13 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:

Y The existence of suitable sites;

Y Capacity of infrastructure, such as schools and highways;

Y Consultation responses and feedback from one to one sessions held with Town and Parish Councils; and

Y Environmental constraints.

Y Consultation responses and feedback from one to one sessions held with Town and Parish Councils; and

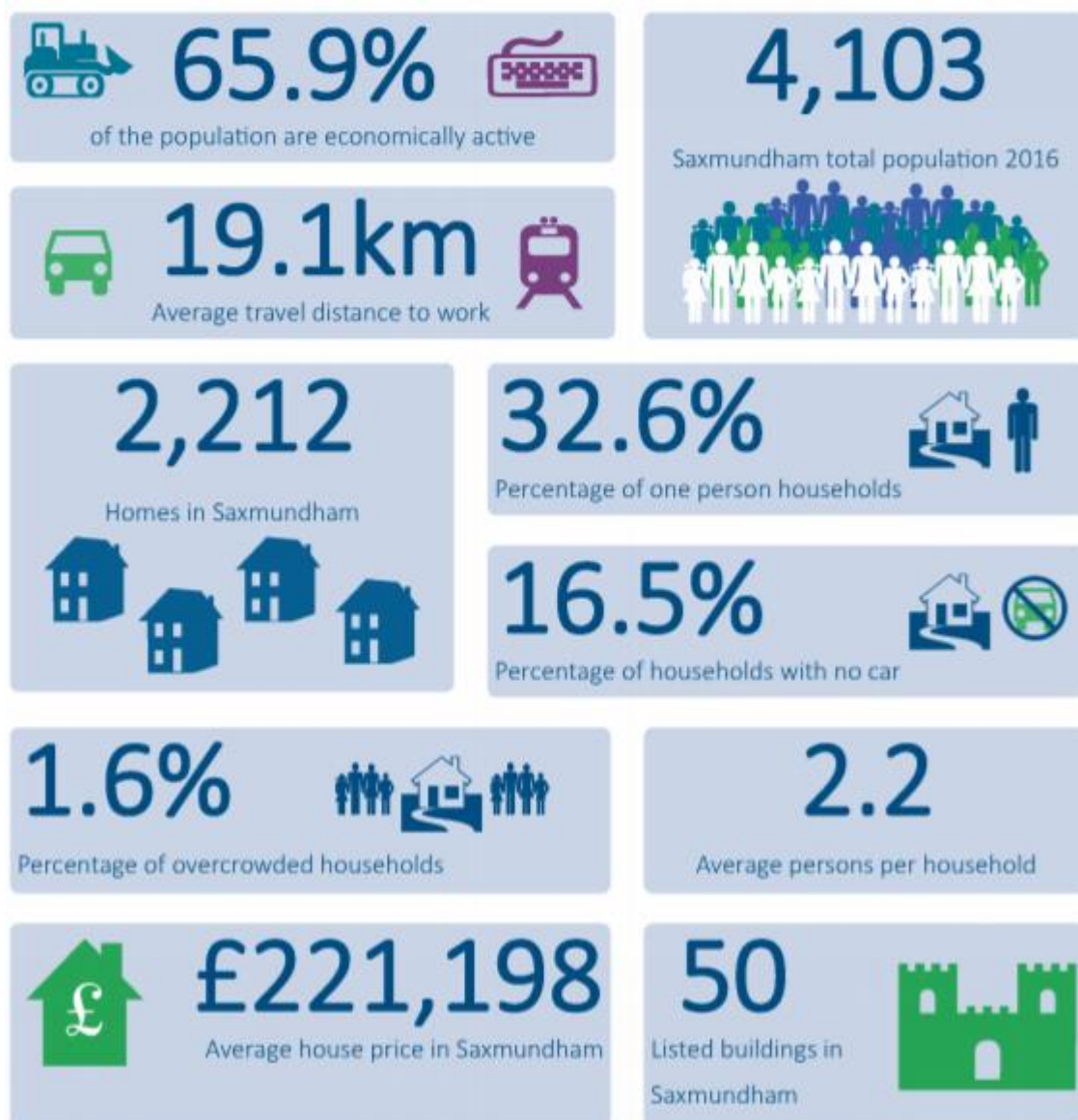
Y Environmental constraints

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

12.15 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...

Strategy for Saxmundham (p.237-

Key Statistics for Saxmundham



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

12.194 The town functions as an important centre for the community of Saxmundham as well as other neighbouring rural communities. In recent years Saxmundham has seen residential development, as well as supermarket developments, which have changed the focus of the town centre away from the High Street. Saxmundham is a town which is well placed to take advantage of town centre redevelopment opportunities to retain its position as a vibrant market town as outlined in the Suffolk Coastal Retail and Commercial Leisure Study.

12.195 Like other market towns, the level of employment in Saxmundham is limited with opportunities provided in other parts of the District and nearby communities. A range of employment sites and economic opportunities exist in close proximity to Saxmundham but a significant proportion of residents travel for employment to locations such as Ipswich, Martlesham and Lowestoft.

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

Policy SCLP12.25: Strategy for Saxmundham

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

The strategy for Saxmundham is to:

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

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

12.197 The current Local Plan seeks to ensure that Saxmundham focuses on its function as a local retail, employment and service centre which makes the most of its historic environment and connections to the rest of the District.

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

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

12.200 To the south of Saxmundham, the landscape is characterised by Hurts Hall, an area known as 'The Layers', agricultural land, the railway line and the A12. The landscape study identified that land to the east of the B1121 is sensitive with views of Hurts Hall and the town beyond; **therefore the master plan area is to only include land to the west of the road**. To reduce the impact of the development, significant green infrastructure provision and areas of natural green space for recreation are required. These areas will provide amenity value for the future community, a variety of habitat for wildlife and also reduce the perception of settlement coalescence between the built up areas of Benhall and Saxmundham. **Through the master plan approach the southern boundary of the garden neighbourhood will be defined through appropriate green infrastructure.** Ensuring the provision of appropriate green infrastructure is a fundamental part of the creation of a new community in this part of the District and will complement the existing areas of woodland, the public rights of way and the adjacent countryside.

12.201 Introducing a comprehensive approach to green infrastructure will allow the biodiversity networks to be enhanced both through natural processes and any management techniques that may be introduced over the plan period. Guidance from Public Health England is clear that access to the natural environment improves physical and mental health and wellbeing for communities. The approach to the development of the site with green infrastructure as an integral part of the layout and design will also provide benefits in terms of water management on the site, noting that there is an existing area of surface water flooding towards the centre of the site.

12.202 An important aspect of any master plan development of this scale is to ensure that the **relationship between the existing communities and the new development is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes.** The area to be master planned is in close proximity to established areas of residential development, Saxmundham Free School and the town centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new developments are attractive to use, well designed and

implemented at the start of the development will be beneficial to creating a successful community. Opportunities to provide walking and cycling links to Benhall utilising existing Public Rights of Way should also be created.

12.203 Vehicular access is expected to be from the A12 and also the B1121. The creation of new access points onto the existing road network will ensure that the new community is served by appropriate vehicular access. The railway line splits the area to be master planned and it is essential that appropriate vehicular crossings are introduced to enable the free circulation of vehicular movements on this site. An existing crossing is already in place and the Council will work in partnership with the landowners and Network Rail to ensure appropriate crossings are realised over the plan period. It is likely that the development will result in localised impacts on the transport network, and any necessary mitigation measures will need to be provided, as informed by transport assessments.

12.204 From the south, Saxmundham is primarily accessed by the B1121 South Entrance. This provides an historic entrance to the town which could be enhanced as part of the master plan. The buildings found at South Entrance have an historic character and are within the Conservation Area. Any future development in this area needs to be sympathetic to the character and setting of this area.

12.205 The master plan approach provides the opportunity to create new community spaces and facilities which can serve the new community but also support the existing facilities in nearby settlements. The need for community facilities and spaces such as meeting places, sports provision or medical facilities will be informed by public engagement in the master plan process to ensure that concerns raised in respect of provision through the consultation responses are taken into account. NHS England have identified that enhancements to provision of primary care would be needed to support growth in Saxmundham.

12.206 In order to provide a further mix of uses within the master plan, the Local Plan will require the provision of employment land on the site well related to the A12. New employment opportunities are limited in the north of the District and the creation of new employment land targeted at start up enterprises or to provide grow on space for existing businesses will be encouraged. Employment uses which are sympathetic to the surrounding uses and amenity of the area will be supported.

12.207 To support the delivery of these requirements, residential development of approximately 800 dwellings will be required in this location. The dwellings will generate the need for primary school and early years provision but can also help facilitate additional provision of infrastructure required. A range of dwelling types and tenures will be required in accordance with housing policies in this Local Plan. The opportunity exists however to meet the needs of local people and re-establish higher standards of building design which takes into account modern environmental and energy efficient standards to create a healthy community. Dwellings targeted at younger people as well as those which meet the needs of the ageing population will be delivered alongside affordable housing and open market housing.

12.208 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.

Policy SCLP12.26: South Saxmundham Garden Neighbourhood: p.242

Approximately 44ha of land for a garden neighbourhood is identified to the south of Saxmundham, which includes land within the parish of Benhall, for an education led development, comprising primary school provision, community facilities and employment land alongside a variety of residential development. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement. Critical to the success of this master plan will be the integration of the new garden neighbourhood with the existing community of Benhall and Saxmundham, as well as taking into account the location of the site. The master plan should be informed by community engagement and include:

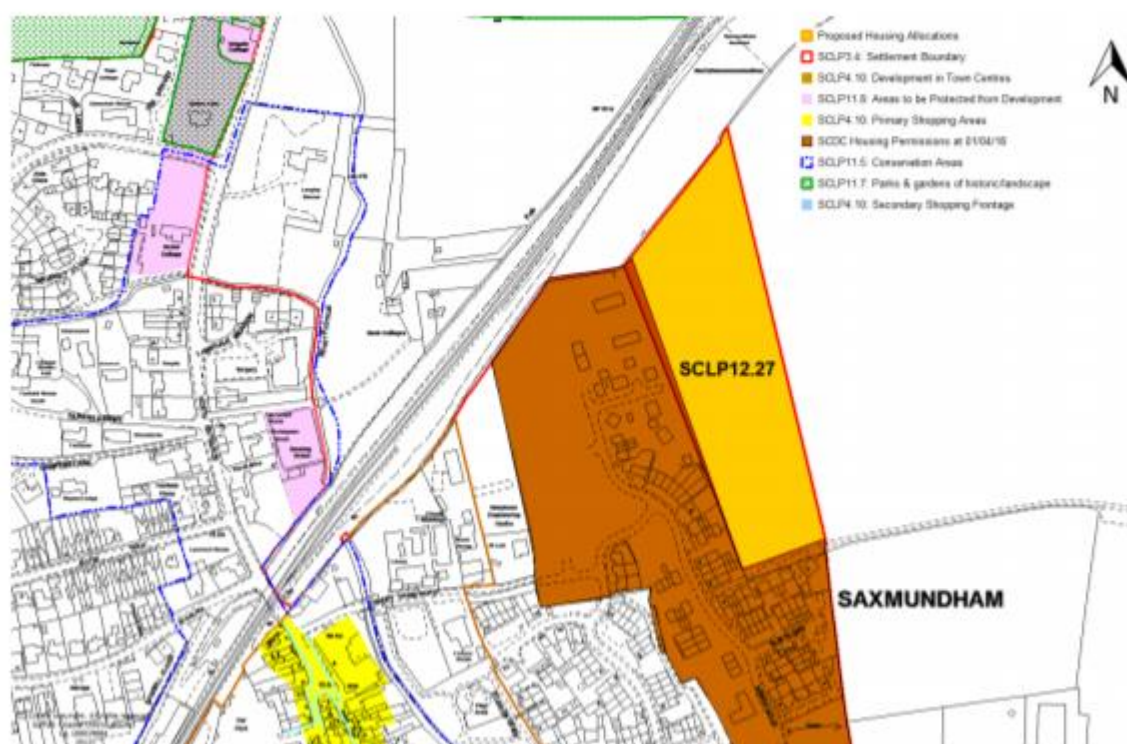
- a) Provision of a primary school with early years provision;
- b) Appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- c) Appropriate open space provision for both informal and formal recreational opportunities;
- d) Public rights of way on the site should be preserved and enhanced;
- e) Biodiversity networks and habitats to be preserved and enhanced;
- f) Design and layout that supports a dementia friendly environment;
- g) Provision of new vehicular access points off the A12 and the B1121 supported by further access for pedestrian and cycle traffic in other locations;
- h) Employment land; and
- i) Approximately 800 dwellings of a range of types, sizes and tenures housing to meet the needs of older people and younger people, and provision of self build plots.

12.209 The illustration below provides an initial indication of how the Garden Neighbourhood could be masterplanned, demonstrating the focus on the creation of neighbourhoods focussed around green infrastructure. Through the process of consultation, it is envisaged that the masterplan will be refined. The southern boundary of the site is to be defined, and will be informed through responses to consultation but is intended to avoid coalescence between Saxmundham and Benhall



South Saxmundham Garden Neighbourhood – Indicative draft masterplan

Land north-east of Street Farm, Saxmundham



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

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

12.211 Concerns regarding the capacity of the highway network in this part of the town and its ability to accommodate additional provision over that already permitted means that a transport assessment will be required.

12.212 Anglian Water have confirmed there will be a need for improvements to the foul sewerage network to enable the development of this site.

12.213 Suffolk County Council Archaeology have confirmed that the site is in an area of high archaeological potential overlooking the River Fromus. Evaluation to the south identified possible occupation layers of Later Neolithic / Early Bronze Age date. An archaeological assessment will therefore be required to be undertaken at an appropriate stage in the design of new development to allow for in-situ preservation if appropriate.

Policy SCLP12.27: Land north-east of Street Farm, Saxmundham

2.18ha of land north-east of Street Farm, Saxmundham, as shown on the Policies Map, is identified for residential use for approximately 40 units. Development will be expected to accord with the following criteria:

- a) Provision of affordable housing;
- b) Main access through existing residential developments off Church Hill;
- c) Potential to improve east-west access across the site to provide pedestrian and cycle access to the north end of the High Street;
- d) Need to provide a strong planted boundary to the east of the site where it abuts the open countryside;
- e) Transport assessment required;
- f) A flood risk assessment;
- g) An archaeological assessment will be required; and
- h) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available. If opportunities arise, applicants should explore options to link with wider redevelopment options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).

Housing build trajectory: p.388

Saxmundham Garden Neighbourhood = SCLP 12.26 i.e. the building phase is 2023/4 to 2029/30

Appendices

Appendix A - Housing Land Trajectory

The trajectory below shows those allocations which are identified in the First Draft Local Plan, including those which are proposed to be carried forward from the existing Site Allocations and Area Specific Policies DPD (January 2017) and the Felixstowe Peninsula Area Action Plan DPD (January 2017).

The chart overleaf plots the trajectory across the Local Plan period of 2016 – 2036, showing anticipated contributions from all sources. Allocations in the chart includes proposed allocations and existing allocations contained in the Site Allocations and Area Specific Policies DPD and the Felixstowe Area Action Plan DPD which are not subject to planning permission and do not have a resolution to grant subject to Section 106 agreement.

Policy reference	Outstanding number of dwellings	No units estimated for completion per year																	
		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
SCLP12.3	2,000 ⁸⁸			30	50	100	160	160	160	160	160	160	160	160	150	150	150	90	
SCLP12.8	80							20	30	30									
SCLP12.9	59		10	20	20	9													
SCLP12.10	150					50	50	50											
SCLP12.26	800						50	100	100	150	150	150	100						
SCLP12.27	65		19	36	4														
SCLP12.38	40			10	15	15													
SCLP12.39	50					10	20	20											

Appendix F – Glossary - Garden Cities p.408/9

Garden cities were a programme of new towns and suburbs progressed in the early 20th Century and are now gaining popularity once more for their sustainable approach to new development. Examples include Letchworth Garden City and Hampstead Garden Suburb. The Town and Country Planning Association

identify the following principles for garden city development:

- ☑ Capturing land value for the benefit of the community
- ☑ Strong vision, political support and commitment

- ☐ Long term stewardship of assets
- ☐ The majority of homes should be affordable
- ☐ A robust range of employment opportunities in the settlement itself, with a variety of jobs within easy commuting distance of homes
- ☐ Beautifully and imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities.
- ☐ Development which enhances the natural environment.
- ☐ Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- ☐ Integrated and accessible transport systems
- ☐ A strategic approach to Garden Cities

More information is available at <http://www.tcpa.org.uk/pages/garden-cities.html>

SEPARATE DOC: Appendix I – Alternative Sites : p. 108-110

<http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/Appendices-H-and-I-FINAL.pdf>

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
33	Land adjacent to Fromus House, Street Farm Road	0.18	car parking	Site identified as unavailable in the Draft SHELAA
92	Land at The Chestnuts, Church Road	0.62	physical limits extension (not specified)	Site identified as unavailable in the Draft SHELAA
123	Land at Carlton Gate, Brook Farm Road	0.39	housing	Site identified as unavailable in the Draft SHELAA
219	Land at former Bus Depot, Street Farm Road	0.16	mixed use	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
435	land north and east of The Manor House, Church Hill	7.08	residential	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable. The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall. See also options for Saxmundham below.
559	Land at The Manor House, Church Hill	3.52	Housing and Open Space	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable. See also options for Saxmundham below.
568	Land adjacent and North of Keats Close, Saxmundham, IP17 2BH	1.15	Housing	Site identified as unsuitable in Draft SHELAA – Significant road access constraints. Additionally, sites to the South of Saxmundham have been deemed more suitable.
603	Seaman House, Seaman Avenue	1.15	Housing (and possibly provision of new community facility)	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered


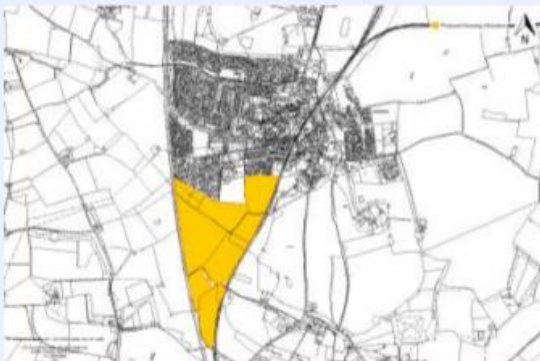
				more suitable. The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall.
798	Land south of Station Approach	0.21	Housing	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable. The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has detailed the Neighbourhood Plan should deliver small scale additional development and windfall.
830	Land at Saxmundham Station, Station Approach	0.16	Housing	Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
1012	Land West of Hurts hall Park, Saxmundham	10.02	Housing	Part of the site has been identified as a preferred site, SCLP12.26. Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The redrawing of the site has achieved a site area that significantly reduces vulnerability of the site to flooding, and alleviates pressure on the publically acknowledged sensitive river valley landscape area 'The Layers'. This area of Site 1012 is part of a larger allocation including Sites 714 and 717. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.
1062	Land adjacent to Grafo Products LTD Works, St Johns Road	0.20	Housing	Site identified as potentially suitable in Draft SHELAA – However, sites 714, 717, 1012 (site allocation SCLP12.26) to the South of Saxmundham and existing site allocation SCLP12.27 were considered more suitable. The Council supports the Neighbourhood Plan as the mechanism for delivering further residential development. The Local Plan has

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				detailed the Neighbourhood Plan should deliver small scale additional development and windfall.
1080	land north of Tollgate Cottage, North Entrance, Saxmundham	1.00	Housing	Site identified as unavailable in the Draft SHELAA
714	Land South of Saxmundham	26.90	Residential, open space	Part of the site closest to Saxmundham has been identified as a preferred site (site allocation: SCLP12.26). Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The site has been redrawn to retain the gap between Benhall and Saxmundham. This area of Site 714 is part of a larger allocation including Sites 1012 and 717. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.
717	Land South of Saxmundham	2.70	Residential	Part of the site closest to Saxmundham has been identified as a preferred site (site allocation: SCLP12.26). Development of the site is consistent with the Local Plan strategy for growth along the A12 corridor. The site has been redrawn to retain the gap between Benhall and Saxmundham. This area of Site 717 is part of a larger allocation including Sites 714 and 1012. The allocation details that proposals are expected to deliver significant infrastructure improvements including a new primary school, appropriate open space provision, appropriate green infrastructure, enhancements to the public rights of way, employment land, and significant residential development.


South Saxmundham Garden Neighbourhood

In addition to assessing sites individually, options for development at a strategic scale in Saxmundham were also assessed as set out in the table and maps below. These strategic options include sites in Saxmundham and in Benhall.

Options		Reasoning
1	Development on the Southern half of 435, 559 and northern half of 714 	As the northern part of site 435 originally submitted is not available during the lifetime of this Local Plan there is not scope to consider a comprehensive development elsewhere in the town. Development across different locations would not provide the opportunity for a master planned approach to delivery of infrastructure.
2	Development on sites 714 and 715 	Development on sites 714 and 715 only would reduce the gap between Saxmundham and Benhall and would mean that those residents in the south of the site would be more remote from services and facilities in Saxmundham.

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3	Development of site 1012 only 	The eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham through the existing residential area. The site is also intersected by the B1121 which would lead to less scope to develop the site as one community.
4	Development on a number of smaller sites in Saxmundham	There are not sufficient smaller sites to provide the quantum of growth to reflect the strategy for the District. This approach would also not provide opportunities for a masterplan approach to delivery of infrastructure.
5	Development of a lower number of dwellings	This would not provide the scale to support provision of a new school
6	Development of a higher number of dwellings	A greater number of dwellings would mean that the site is likely to extend further southwards, reducing the gap between Saxmundham and Benhall.
	Preferred Option – the northern parts of sites 714, 717 and 1012, as set out in policy SCLP12.26	The preferred option provides an opportunity to create an integrated community to the south of Saxmundham of a scale which would deliver a new primary school, but which also ensures that there is no coalescence between Saxmundham and Benhall and protects the more sensitive landscapes to the east of the B1121.

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