



Suffolk Coastal...
where quality of life counts



Suffolk Coastal Local Development Framework Annual Monitoring Report

December 2010



Suffolk Coastal
Local Development
Framework

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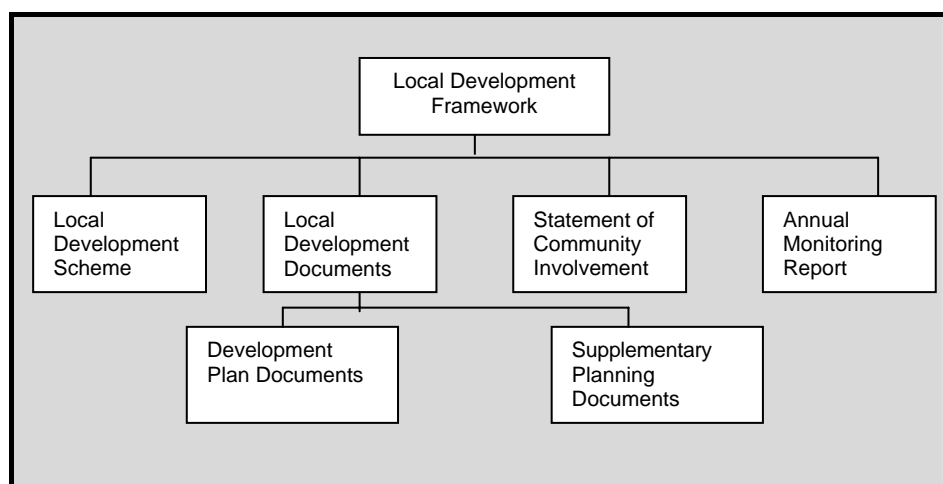
EXECUTIVE SUMMARY

1. Under the system of Local Development Frameworks (LDFs), the Planning & Compulsory Purchase Act (2004) requires Local Authorities to publish an Annual Monitoring Report (AMR).
2. The key aim of the AMR is to contain information on progress with the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.
3. This particular AMR is in respect of the period 1st April 2009 to 31st March 2010.
4. The Council's LDS, which was adopted in March 2007, contained a number of formal milestones for the year in question. Primarily this was in relation to the Submission of the Core Strategy & Development Management Policies. The Council has not Submitted the Core Strategy in this period as further frontloading consultation was undertaken instead.
5. In addition, over this monitoring period the Council has been involved in evidence gathering, drafting and consultation relating to the following documents in the LDS:
 - Core Strategy & Policies
 - Site Specific Allocations & Policies
 - Conservation Area Appraisals
 - Sustainability Appraisal
6. The amount of employment floorspace developed (B1 – B9 uses) has varied each year but typically the main growth tends to be in the office (B1a) and Storage and Distribution (B8). This is representative of the local employment mix in the district and from activities associated with Adastral Park and Felixstowe Port. The majority of employment completions are attributed to previously development land (brownfield).
7. The total housing completions in the district was 256 – around half the previous RSS target of 510. Completions on brownfield land amount to a relatively high 66%. However, with the removal of residential curtilages from the definition of brownfield land, this figure is expected to fall dramatically in future reporting years. A total of 107 affordable homes were completed this year. This number has also been relatively high despite the recession. Many developers who are currently building houses have opted to prioritise on affordable housing within their schemes, whilst the market remains depressed for open market housing.
8. The Council has completed a housing trajectory for the period 2001 – 2027 showing that the Council is generally on track to meet identified future housing requirements. There is also sufficient land supply available in the district to demonstrate a 15 year housing land supply as required by Planning Policy Statement 3: Housing, but in the short term, there is currently insufficient land available to meet a 5 year housing land supply. A major contributing factor to this has been the lag time effect from the recession.
9. Annual monitoring of Biodiversity Action Plan actions has not yet revealed significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county. There were no recorded losses known in designated ecological areas for the period April 2009 – March 2010. However, the Council is aware of a increased incidence of low-lying coastal freshwater sites being inundated with sea water.
10. A Gypsies and Travellers Accommodation Assessment has been carried out and published.

1. INTRODUCTION

THE PLANNING SYSTEM – THE LOCAL DEVELOPMENT FRAMEWORK

- 1.01 Substantial changes to the planning system and development plans came into effect via the Planning & Compulsory Purchase Act (2004). These changes include the replacement of Local Plans with Local Development Frameworks (LDFs).
- 1.02 The Local Development Framework will be a folder that will hold a number of Documents. Each Authority is required to prepare such a folder.
- 1.03 It is intended that the new system of LDFs will simplify the local planning process and become more accommodating to any required changes. In addition to greater community involvement, there is also a greater emphasis to be given towards the environment and sustainable development. As a result, all Local Development Documents (LDDs) will be subject to a Sustainability Appraisal. Some will undergo an independent examination by a planning Inspector before adoption. The methodology and outcomes of the Sustainability Appraisal will also be the subject of community involvement and be fed back into the LDD production process.
- 1.04 Until the new LDF documents are finalised and adopted, the Saved Policies from the Suffolk Coastal Local Plan (incorporating the First Alteration & Second Alterations) – adopted 2006 will remain valid in determining planning applications. Note this current planning system may be subject to substantial change through the Coalition Government's Localism Bill which is set to be introduced. However, full details are not currently available.



THE EAST OF ENGLAND PLAN – THE REGIONAL SPATIAL STRATEGY

- 1.05 On the 6th July 2010, Eric Pickles, the Secretary of State for Communities and Local Government, formally announced the revocation of all regional spatial strategies (RSS). However, recent developments have resulted in a High Court Judgement stating that this announcement acted unlawfully, and therefore adopted RSS remain for the time being as part of the development plan for the purposes of decision making. The Government has repeated its intention to abolish RSS and will continue this process through the forthcoming Localism Bill which was initially published on 13th December 2010.
- 1.06 More information on the East of England Plan can be found at: <http://www.eera.gov.uk/>

THE ROLE OF ANNUAL MONITORING REPORTS

- 1.07 Under the new system of LDFs, the Planning & Compulsory Purchase Act (2004) also requires Local Authorities to publish an Annual Monitoring Report (AMR).
- 1.08 The key aim of the AMR is to provide information on progress with the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved. In order to achieve this, Government Guidance states that AMRs should:

- Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
- Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
- Include progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)7) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
- Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

Source: CLG – PPS12 “*Local Spatial Planning*”

- 1.09 It is the intention of the AMRs to monitor the implementation of policies developed under the LDF process. However, at the time of producing this document, no LDD policies have been adopted. The LDDs will be adopted in accordance with the Council’s LDS timetable (see www.suffolkcoastal.gov.uk). This AMR therefore looks at existing ‘Saved Policies’ from the Suffolk Coastal Local Plan (Incorporating the First & Second Alterations, 2006) and will act as a basis for informing the production of LDD policies. Future AMRs will subsequently look at LDD policies as they become adopted.
- 1.10 The AMR for the Suffolk Coastal Local Development Framework will evolve as the individual LDDs are written and by way of a system of monitoring created through the Core Strategy LDD. Therefore, where there are apparent gaps in data collection or on some particular subjects, the AMR will set out how the gaps are intended to be addressed.
- 1.11 The Council realises the efficiency gains in better partnership working and in particular the links between the Community Strategy and LDF process. The Council has aligned data collection processes between the Community Strategy and this AMR to aid the development and monitoring of both documents.

2. LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

INTRODUCTION

- 2.01 The Local Development Scheme (LDS) is a document which sets out the Council's timetable for producing each document, against which progress can be measured. It also identifies the resources required, constraints and milestones. This section of the AMR will consider the timetable and milestones that the District Council has set out in its LDS.
- 2.02 A revised LDS gained approval from the Government Office for the East of England (Go-East) in May 2010 and sets out the timetable for the publication of documents, which will make up the LDF. However, this was published the same day which the Government announced the intention to rapidly abolish RSS and this effectively rendered the LDS out of date.

MILESTONE PROGRESS

- 2.03 This AMR covers the period April 2009 – March 2010. During that period, the Local Development Scheme contained a number of milestones relating to the preparation of the documents which constitute the LDF: -

Core Strategy & Development Control Policies – The District Council has devoted considerable resources to the preparation of its Core Strategy & Development Management Policies. The LDS timetable contained milestones for the Core Strategy Examination in Public process. However, the Core Strategy Housing Distribution – Updated Preferred Option 7/09 document had been published in September 2009 and the responses were reported and analysed in January – March 2010. On the 18th March 2010, the Council adopted the Core Strategy as Interim Policies with a view to formal Submission shortly after, providing that no substantial change of national planning policy emerged from the General Election. There has been a strong commitment to 'front loading' in the Core Strategy process in order to ensure as many issues as possible are resolved before the Examination in Public.

Annual Monitoring Report 2009 – The AMR was submitted on-time to Regional Government Office for the East of England on the 30th December 2009.

Affordable Housing SPD – deferred pending redrafting of the Local Development Scheme

Adastral Park SPD – deferred pending redrafting of the Local Development Scheme. This document will be upgraded to form part of the Martlesham, Newbourne & Waldringfield Area Action Plan.

Development in the Countryside SPD – deferred pending redrafting of the Local Development Scheme

Conservation Area Appraisals – Work had been ongoing with regard to the production of the appraisals for the many Conservation Areas in the district with many reaching final draft or public consultation stage.

- 2.04 The Council was also involved in evidence gathering, drafting and consultation relating to the following LDD documents: -

- Core Strategy & Development Control Policies
- Site Specific Allocations & Policies
- Felixstowe Regeneration Area Action Plan
- Sustainability Appraisal Reports
- Appropriate Assessment Report

Update - Further Progress (the Period from April to December 2010)

2.05 The District Council has devoted considerable resources to the preparation of its Core Strategy & Development Management Policies. Since the General Election, the new Coalition Government has undertaken some significant changes to the national planning framework. This resulted in the Council deciding to postpone the Submission of the Core Strategy and begin a process of review in order to make the document consistent with revised national planning policies. A Reviewed Core Strategy & Development Management Policies document was published for public consultation on 29th November 2010 for a period of 8 weeks.

The Council's priorities in respect of the Core Strategy have been:

- Conformity with revised national planning policies;
- Ensuring that the general public and other stakeholders are familiar with, and fully engaged in, the process;
- Being responsive to the results of public engagement;
- Having a robust evidence base; and
- Co-operating with neighbouring authorities, particularly Ipswich Borough Council, to seek to achieve a synchronised programme of preparation where possible

2.06 Some important evidence base studies have been published during 2009/10 as set out in Table 1a. Most notably, these studies have included transport and infrastructure assessments undertaken for growth scenarios in the Ipswich Policy Area and Felixstowe Peninsula. The Strategic Housing Land Availability Assessment (SHLAA), setting out which sites may be suitable and available for development, was published in November 2010.

2.07 By the end of 2010, of the 34 Conservation Areas in the district, the Council has 13 adopted conservation area statements. 8 new conservation area appraisals were adopted as Supplementary Planning Documents (SPD) in June 2010. The remaining 13 conservation area appraisals are currently under draft and will be consulted upon with the public over the next two years prior to adoption as SPD.

PRODUCTION OF THE EVIDENCE BASE

2.08 The new planning system requires local authorities to produce an up-to-date and credible evidence base upon which to base development plan documents. These plans are expected to meet the objectives of sustainable development and as such, local authorities are to collect and maintain up-to-date information on the key aspects of the social, economic and environmental characteristics of their area. All published evidence base documents are available on the Council's website at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/>

2.09 Completed studies (some carried out on a partnership basis) include:

Table 1a – Completed Evidence Base Studies

Study	Author	Date	Comments
A Green Infrastructure Strategy for the Haven Gateway	The Landscape Partnership	April 2008	
Appropriate Assessment for Suffolk Coastal District Council Core Strategy & Development Management Policies	The Landscape Partnership	September 2009	Clarification Summary also produced and dated January 2010.

Study	Author	Date	Comments
A Local Strategy for Felixstowe Peninsula	David Lock Associates	April 2006	
County Wildlife Sites Review	Suffolk Wildlife Trust	October 2009	
Driving the Haven Gateway Forward: The Economic Impact of the Ports and Logistics Sector	Haven Gateway Partnership	May 2010	
Ecological Assessment – Felixstowe & Trimley Villages Strategic Areas	Suffolk Wildlife Trust	July 2008	
Ecological Assessment – Ipswich Strategic Area	Suffolk Wildlife Trust	July 2008	
Environmental Capacity in the East of England – Applying an Environmental Limits Approach to the Haven Gateway	Land Use Consultants	January 2008	Commissioned by the East of England Regional Assembly (EERA)
Felixstowe & Trimleys Leisure Needs Analysis	Cowan Global Consulting	September 2009	
Felixstowe Infrastructure Study	Roger Tym & Partners	September 2009	
Felixstowe Northern Fringe – Landscape & Visual Appraisal	The Landscape Partnership	July 2008	
Felixstowe Port Logistics Study	GHK	October 2008	
Felixstowe: Seafront and Town Centre Master Plan	David Lock Associates	November 2007	
Five year housing land supply	Suffolk Coastal	March 2008	Updated yearly
Future Secondary School Provision: Alternative Sites Assessment Ipswich Policy Area	Colin Buchanan & Partners	June 2009	
Haven Gateway – Framework for Growth	Haven Gateway Partnership	September 2007	Produced jointly by Haven Gateway Partnership authorities
Haven Gateway Partnership – Employment Land Study	DTZ	December 2005	
Haven Gateway Partnership – Strategic Residential & Infrastructure Study	Roger Tym & Partners	November 2005	
Haven Gateway Water Cycle Study – Stage 1 report	Royal Haskoning	May 2008	Report focused on data collection and broad assessment
Haven Gateway Water Cycle Study – Stage 2 report	Royal Haskoning	November 2009	Report focused on more detailed analysis of potential impacts of development within specific areas
Housing Land Supply Assessment – 2010	Suffolk Coastal	December 2010	This document sets out the Council's progress in demonstrating a 5 and 15 year housing land supply. Updated yearly.
Suffolk Haven Gateway Employment Land Review Strategic Sites Study	GVA Grimley	October 2009	
Ipswich Eastern Fringe Infrastructure Study	Roger Tym & Partners	September 2009	
Ipswich Housing Market Area Strategic Housing Market Assessment (SHMA) – Key	Fordhams Research	November 2008	Joint study with Ipswich Borough Council, Babergh District Council, Mid-Suffolk District

Study	Author	Date	Comments
Findings Report			Council, Suffolk Coastal District Council
Key Statistics Information	Suffolk Coastal	November 2010	
Land Availability – Employment	Suffolk Coastal	April 2010	Updated yearly
Land Availability – Housing	Suffolk Coastal	April 2010	Updated yearly.
Oxford Economics Suffolk Coastal Profile and Outlook	Oxford Economics	November 2010	The role of this piece of research was to investigate the predicted local housing requirement for the district up to 2027 to support the Reviewed Core Strategy
SPG15 – Outdoor Play Space – Parish Schedule	Suffolk Coastal	April 2008	Updated yearly
Strategic Housing Land Availability Assessment (SHLAA)	Suffolk Coastal	November 2010	Updated regularly
Suffolk Coastal – Ipswich Eastern Fringe and Felixstowe/Trimleys Transport Studies	Faber Maunsell	August 2008	Jointly commissioned with Suffolk County Council
Suffolk Coastal & Waveney Strategic Flood Risk Assessment (SFRA)	Scott Wilson	January 2009	Jointly commissioned with Waveney District Council
Suffolk Coastal District Council Local Development Framework Housing Allocations – Proposed Strategy Transport Appraisal	AECOM	September 2009	Joint commissioned with Suffolk County Council
Suffolk Coastal District Employment Study	DTZ	July 2006	
Suffolk Coastal Local Housing Assessment	ORS	February 2006	
Suffolk Coastal Renewable & Low Carbon Technical Study	AECOM	April 2010	
Suffolk Coastal Retail Study	CBRE	August 2003	Supplemented with December 2008 study.
Suffolk Coastal Retail Study Further Update	CBRE	September 2009	
Suffolk Coastal Retail Study Update	CBRE	December 2008	Update to the 2003 retail study.
Suffolk Cross-Boundary Gypsy & Traveller Accommodation Assessment	University of Salford	May 2007	Jointly commissioned by Mid Suffolk, Babergh, Suffolk Coastal, Waveney & Ipswich local authorities.
Suffolk Landscape Character Assessment	Suffolk County Council	September 2008	Jointly produced by all Suffolk local authorities
Urban Capacity Study	Suffolk Coastal	April 2007	

3. EXISTING POLICY IMPLEMENTATION

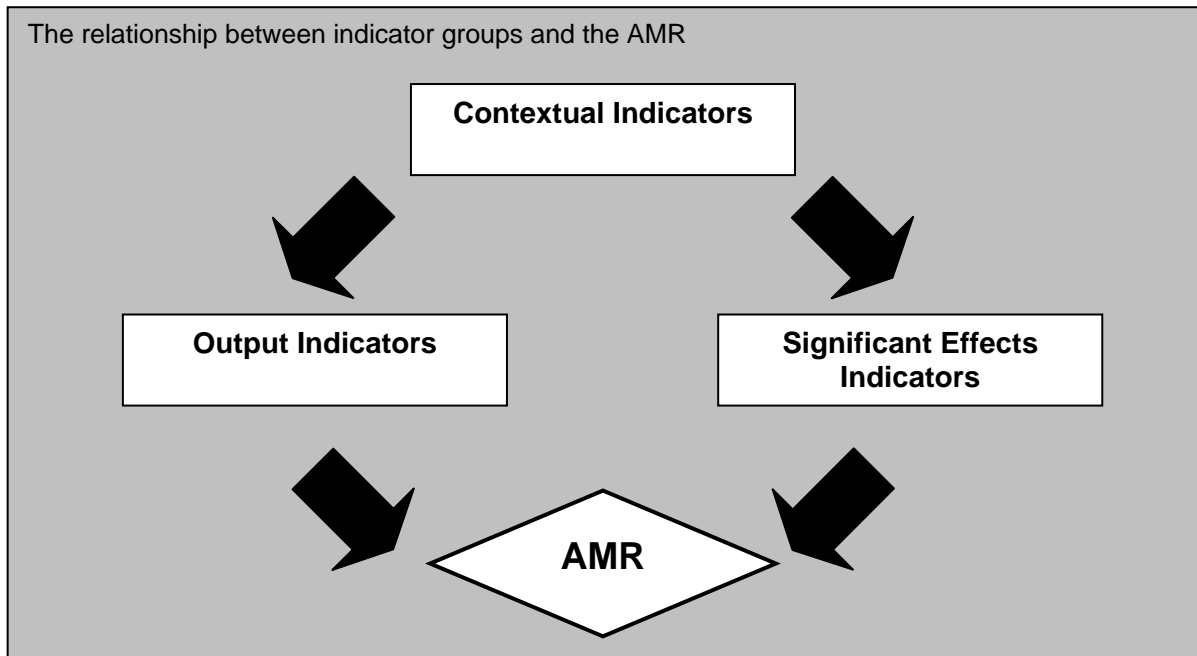
SAVED POLICIES

- 3.01 In September 2007, the Council received approval from the Secretary of State for Communities and Local Government for 'extended policies' in the adopted Local Plan. These policies are now saved until replaced by Local Development Framework policies. However, for the purposes of decision making, where there is adopted, more recent regional or national planning policies, these will override any saved extended policies. A list of saved policies in Suffolk Coastal are in **Appendix 1**.
- 3.02 A total of 11 policies are also saved from the Suffolk Structure Plan. Further details as to which these policies are can be found on the internet at:
- <http://www.suffolk.gov.uk/PlanningAndBuilding/PlanningPolicy/StructurePlan/DirectionByTheSecretaryOfState.htm>
- 3.03 There were 91 Local Plan Saved Policies which were not quoted on planning applications in the monitoring period 2009 – 2010. The reasons covering the non-implementation of these policies are as follows:
- Policies where development is either complete or substantially complete
 - Issues which may be adequately covered by other policies/Legislation
 - Policies which relate to implementation / management issues for which policy support is not now essential for work to be undertaken
 - Preventative policies where the need has never arisen
 - Policies offering guidance on development in specific areas / relate to specific issues, but proposals have not been submitted
 - Policies relating to allocations in the Local Plan but proposals have not been submitted
 - Policies used as a tool of persuasion to achieve required outcomes where development itself may not require specific planning permission

4. TYPES OF INDICATORS

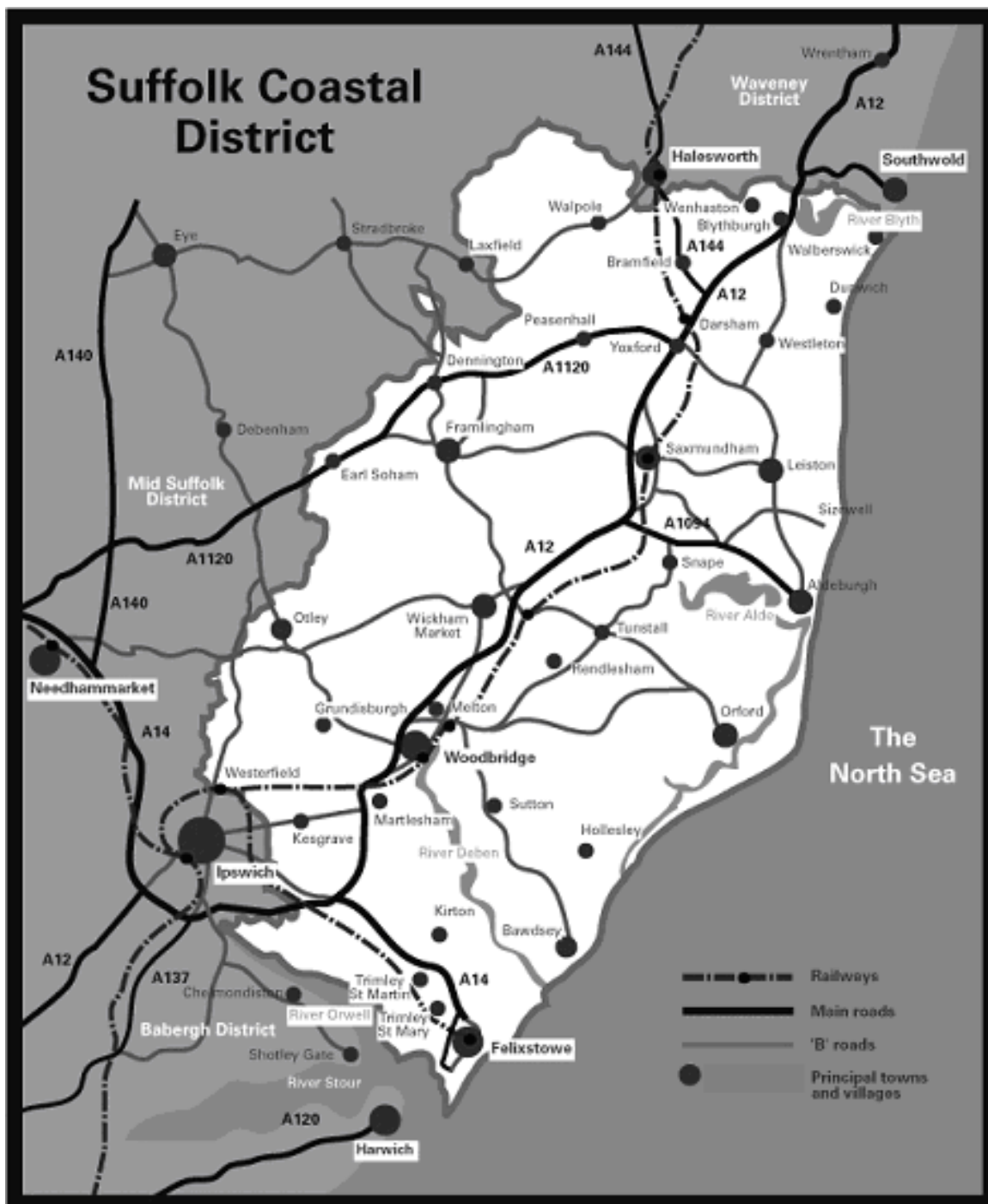
- 4.01 There are three groups of indicators that are to be used in AMRs to monitor the progress of the LDF. For ease of understanding, each indicator group will be given a dedicated section in this report.
- 4.02 Firstly, the broad characteristics of the Suffolk Coastal district will be set out through **contextual indicators**. Establishing social, environmental and economic spatial perspectives is vital in achieving sustainable development. These indicators establish an 'area profile' of the district and allow an understanding of the wider context for any locally identified issues. Contextual indicators are also commonly used by other initiatives, for example, the Community Strategy. In particular, the Community Strategy and the LDF will develop a firm relationship to adopt common targets and collect shared indicators where possible and appropriate.
- 4.03 Secondly, the AMR will include a set of **output indicators**. The function of output indicators are to set out quantifiable events that are directly related to, or are a result of, the implementation of the planning policies. It is required for all Local Authorities to collect a set of 'Core output Indicators' and these will allow direct and easy comparison between areas. The collection of 'Local Output Indicators' will be specific to the relevant issues within each Local Authority at the time.
- 4.04 Thirdly, **significant effects indicators** will be used as a check between any predicted effects [social, environmental and economic] and the actual outcome of adopted plans or policies. Similarity is drawn to contextual indicators. The basis for these effects indicators is to come from the Sustainability Appraisal process. In the future, as more policies and their associated Sustainability Appraisals become adopted, the use and reporting of significant effects indicators will increase to monitor progress towards sustainable development.

Table 2



5. CONTEXTUAL INDICATORS

GENERAL PROFILE



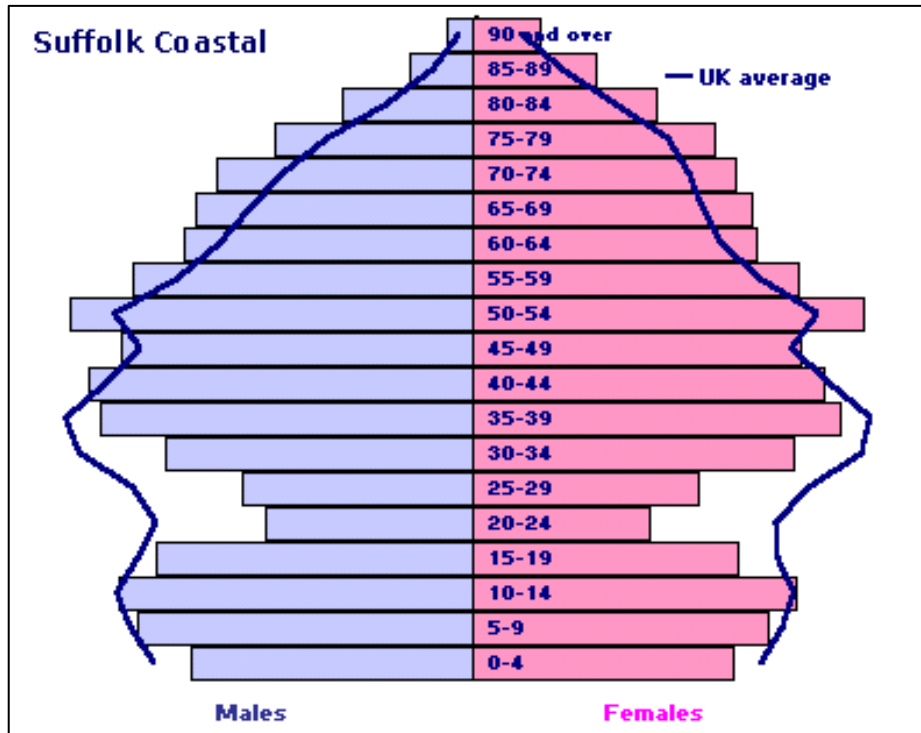
5.01 Suffolk Coastal covers nearly 90,000 hectares (900 km²). The district has a population of just over 115,000 (ONS Census, 2001) living in mixed environments including open countryside, sparse settlements, villages, traditional market towns, the key commercial centres of Woodbridge and Felixstowe, as well as the urbanised fringes of the regional town of Ipswich. The majority of the district population (60%) live in the larger urban areas. A large proportion of the district (36%) is nationally designated as an Area of Outstanding Natural Beauty (AONB) for its environmental quality and importance.

5.02 The 2001 Census shows 98.1% of the Suffolk Coastal district population are in the 'white British group' with this figure increasing to 98.8% for all people of 'white' ethnic group. The

largest ethnic minority group in the district is Chinese which accounts for 0.5% of the total population.

- 5.03 The population is ageing and 47% of people in the district are over the age of 45 years old. 21% of all people are over the age of 65. Young people under the age of 16 years old accounts for just 19% of the district total. **Table 3** demonstrates the high number of older residents in the district.

Table 3 - Suffolk Coastal 2001 Age Structure



Source: ONS – Census 2001

- 5.04 Unemployment levels in the district increased significantly in 2009, but now show signs of reducing again in 2010. The [May] 2010 unemployment rate in the district was 1.9% which is well below the Suffolk (2.9%), regional (3.2%) and national (3.9%) averages. Average earnings (2010) for full and part time employees show an increasing trend and stand at £25,717 which is above the Suffolk county average of £24,087. The district is quite affluent on the whole but there is significant disparity with isolated pockets of seriously deprived areas.
- 5.05 Lack of affordable housing provision within the district is a major problem. Despite new housing stock being created above required build rates, the provision of affordable housing is distinctly lacking. A high level of second homes in some parts of the district increases demand leading to increased house prices. On the 31st March 2006, the Council adopted a revised Local Plan policy incorporating stronger affordable housing policies to address the identified need. This was supported by a Housing Needs Assessment 2006. The recent economic downturn has had a further impact on delivery of affordable, and open market housing as many schemes are held up due to viability. Some developers are seeking lower affordable housing contributions in order to continue housing development.
- 5.06 There are generally no significant health problems within the district other than the ageing population and the number of discreet health facilities that exist. Overall crime figures for the district are low and generally below the Suffolk county averages, although perception of crime remains an issue. .

- 5.07 The district business formation rate (2007) was 7.7% which was around the same as the Suffolk average (8.0%). There is a relatively diverse economy across the area although people employed in public administration, education and health sectors account for 25% of all employment within Suffolk Coastal district.
- 5.08 The Haven Gateway sub-region has been identified as an area for sustainable economic growth and will need to address the strengths and weaknesses of its characteristics. A significant proportion of the Suffolk Coastal district is included within the Haven Gateway area, which also incorporates Tendring District, Colchester and Ipswich Boroughs as well as parts of Babergh and Mid-Suffolk districts. The Council will investigate the most practical methods for monitoring changes across the Haven Gateway in partnership with the other relevant local authorities.
- 5.09 The Haven Gateway area has also been designated Growth Point status although funding opportunities linked to this are currently uncertain due to structural changes being introduced by the new Coalition Government.
- 5.10 The above information has provided an overall snapshot of the main issues more generally across the district. At a more local sub-district level, there may be a variety of issues/opportunities and these will be addressed through the next sections on output indicators and significant effects indicators.

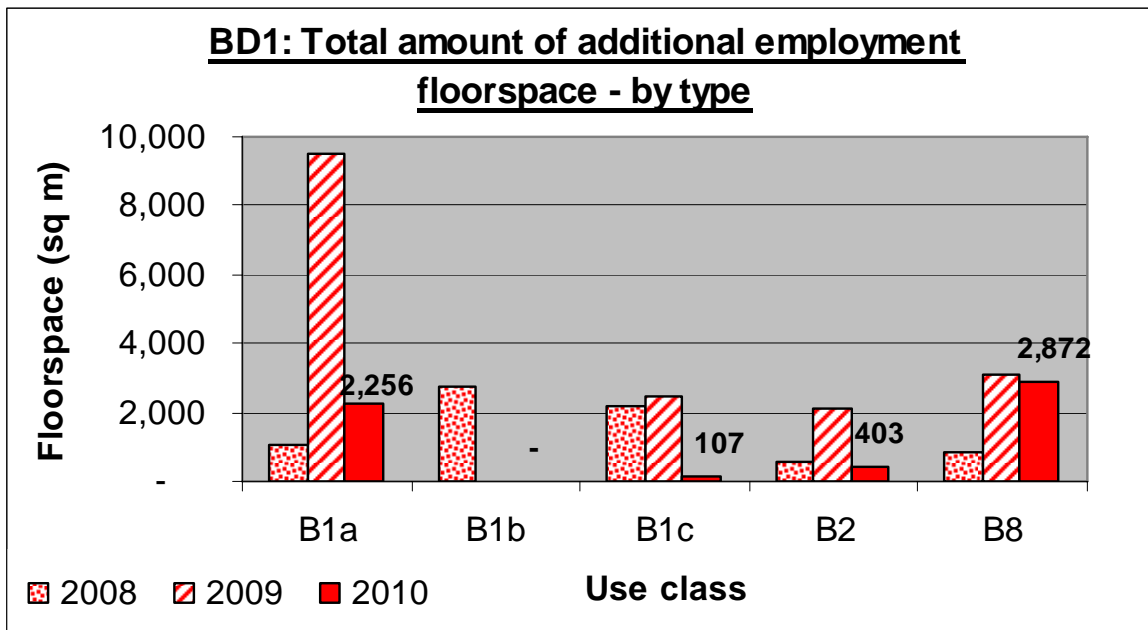
6. OUTPUT INDICATORS

Part One – Core Output Indicators

Business Development and Town Centres

6.01 Indicator BD1 – Total amount of additional employment floorspace – by type

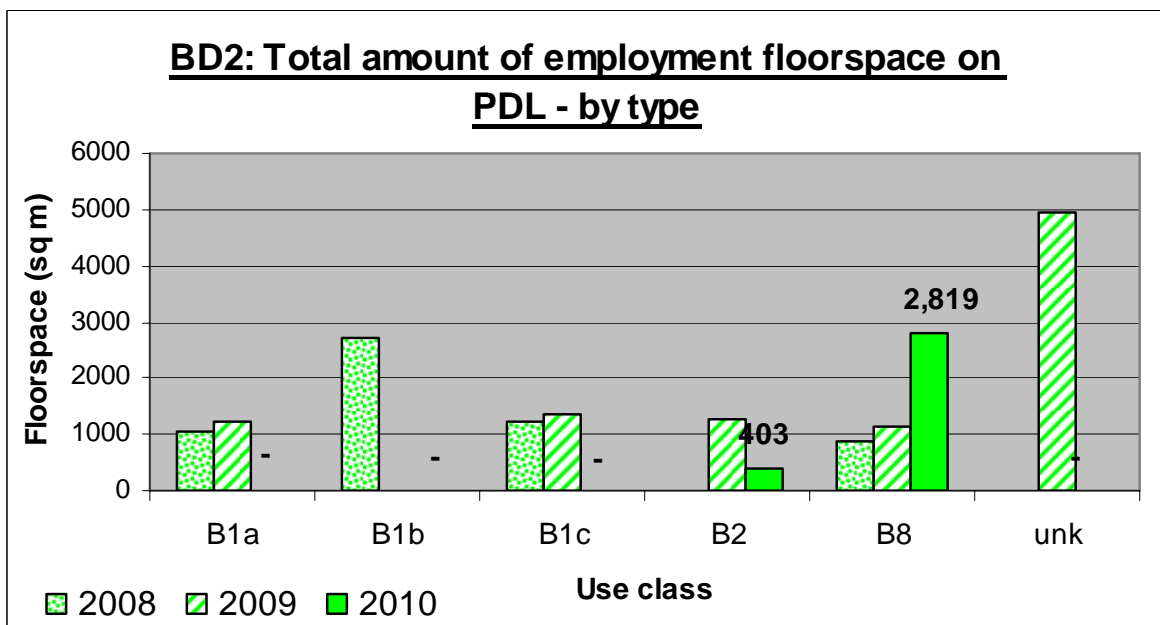
Local Plan policies: AP48, AP51, AP52, AP53, AP54, AP73



* 2010 B8 figure excludes 19,000 sqm of floorspace at Felixstowe (application no - C05/0034)

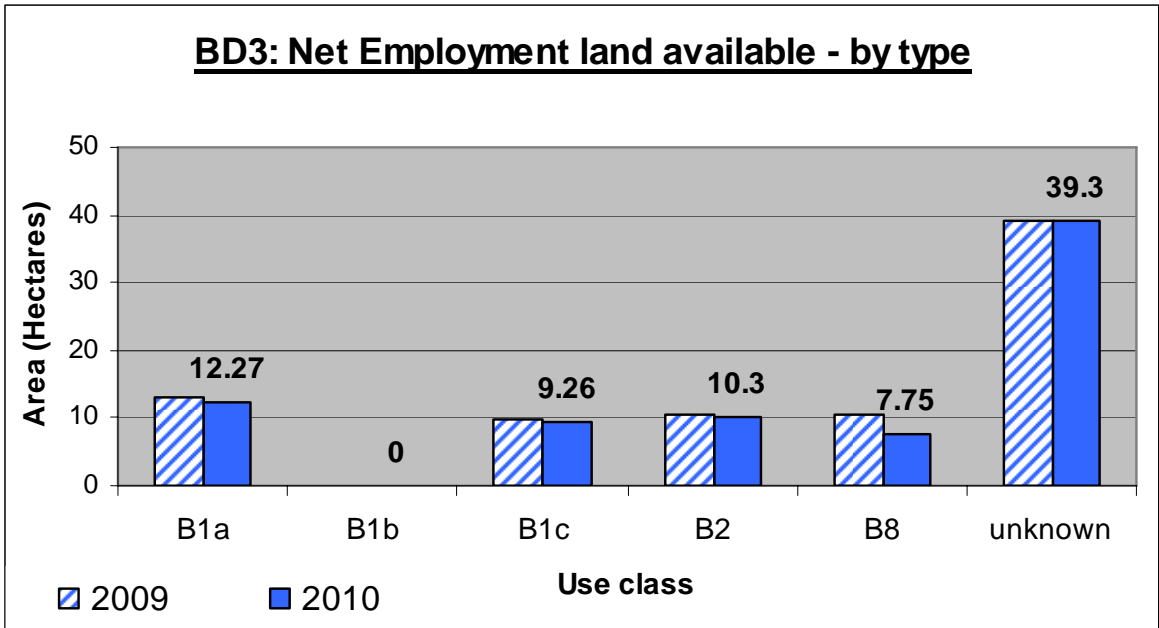
6.02 Indicator BD2 – Total amount of employment floorspace on previously developed land – by type.

Local Plan policies: AP48, AP51, AP52, AP53



6.03

Indicator BD3 – Employment land available – by type



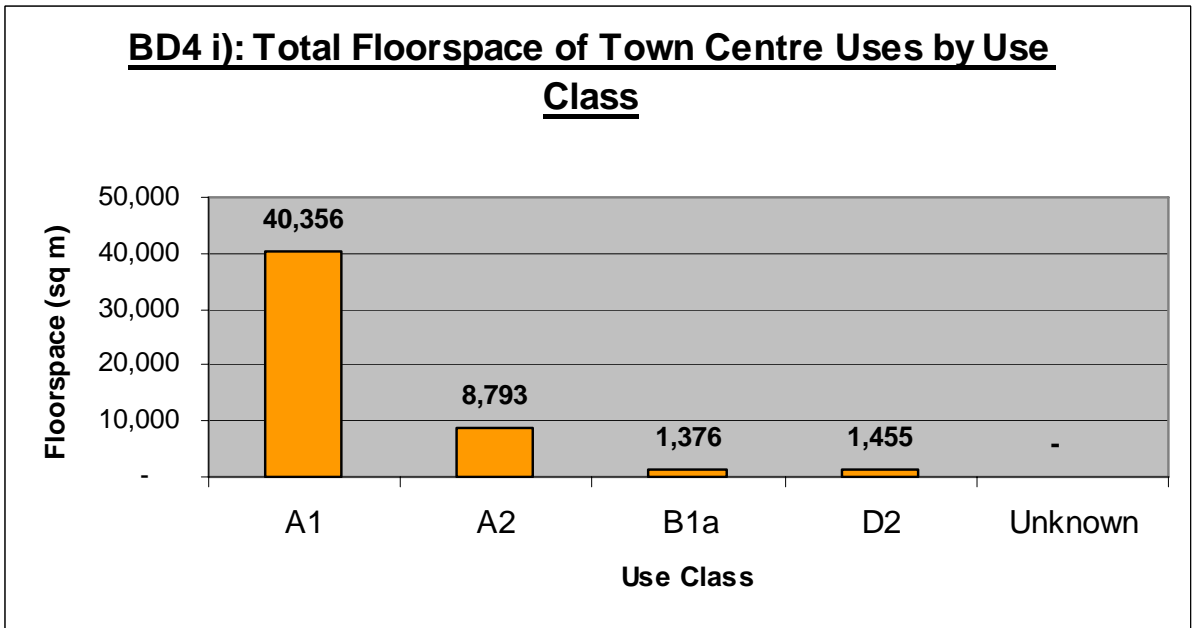
6.04

Indicator BD4 – Total amount of floorspace for ‘town centre uses’ i) within town centres, ii) within local authority

Local Plan policies: AP55, AP56, AP59, AP60.

i) Town centres

Total town centre use floorspace in town centres = **51,980 sqm**



ii) Local authority

No data available for this indicator this year – further consideration to monitoring methods will be given to this with a view to be able to report on this indicator in future AMRs.

Housing

6.05 Indicator H1 – Plan period and housing targets

Timescale:	Dwelling target:	Source:
01/04/01 to 31/03/21	10,200	Regional Spatial Strategy target
01/04/21 to 31/03/27	3,570	Regional Spatial Strategy + 15 year requirement
01/04/12 to 31/03/27	7,590	Reviewed Core Strategy – overall target
01/04/12 to 31/03/17	3,360	- Reviewed Core Strategy – phase 1 target
01/04/17 to 31/03/22	2,350	- Reviewed Core Strategy – phase 2 target
01/04/22 to 31/03/27	1,900	- Reviewed Core Strategy – phase 3 target

6.06 Indicator H2 – Housing Trajectory

- net additional dwellings in previous year
- net additional dwellings – for the reporting year
- net additional dwellings – in future years
- Manage delivery target

Housing trajectory information is presented in **Section 7** of this report.

6.07 Indicator H3 –New and converted dwellings - on previously developed land.

Local Plan policies: AP26 – AP38

Completed dwellings on previously developed ('brownfield') land was **66%**. Primarily, a lot of completions were recorded on a number of outstanding previously developed sites in the district which are now almost built out. These were mainly found in Woodbridge, Rendlesham and Leiston. It is anticipated that this figure will fall dramatically next year due to the alterations to Planning Policy Statement 3: Housing in June 2010. The Government has determined that residential curtilages should no longer be classified as previously developed land.

6.08 Indicator H4 – Net additional pitches (Gypsy & Traveller)

Local Plan policies: AP44, AP45

Indicator	Data / Comments
• Number of authorised public and private sites (both permanent and transit)	No authorised sites in the district.
• Number of authorised sites and numbers of caravans on them	None.
• Permissions granted for new public or private sites, or expansion of existing sites	None.
• Progress on Gypsy and Traveller housing needs assessment	The Suffolk Cross-Boundary Gypsy & Traveller

	<p>Accommodation Assessment report has been undertaken in partnership with neighbouring authorities. The final report was published in May 2007.</p> <p>In the period 2006-2011, there is an identified need for 31 residential pitches. There is also a need for 10 transit pitches.</p>
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The Council has two relevant policies to Gypsies and Travellers in the adopted Local Plan. These are policy AP44 – Residential Caravans and policy AP45 – Sites for Travellers. These policies have not been used as no planning applications relevant to AP44 or AP45 have been submitted to the Council. It is therefore difficult to make an assessment on their performance.

6.09 **Indicator H5 – Gross Affordable housing completions.**

Local Plan policies: AP3, AP38

There were **107** affordable housing completions this year (79 social rented homes, and 28 intermediate homes)

Recent years figures:

Year	Affordable completions
2009	113
2008	50
2007	52

6.10 **Indicator H6 – Housing quality – Building for Life Assessments.**

Local Plan policies: AP19, AP21

This is a new indicator and data is currently unavailable. The Council is resolving the best way to address this, through discussions with other Local Planning Authorities. Training is underway from the Commission for Architecture & the Built Environment (CABE) to enable local authorities to house Building for Life Accredited Assessors. It should be noted that the recent national Spending Review may have implications on the progress of this.

Environmental Quality

6.16 **Indicator E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

Local Plan policies: AP92, AP95, AP123, AP164.

Information for this indicator was not available. Previous years indicate that this figure is normally minimal.

6.17 **Indicator E2 – Change in areas and populations of biodiversity importance**

Local Plan policies: AP12 – AP16

The Suffolk Local Biodiversity Action Plan (BAP) identifies **25 priority habitats** and **120 priority species** as being relevant to Suffolk. Annual monitoring of Biodiversity Action Plan actions has not yet revealed significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county. The first of these, the Lowland Heathland report was published by the Suffolk Biological Records Centre in 2005 and it is intended that it will be reviewed in 2010/11. Unfortunately there has been some slippage in the production of the remaining Woodland, Wetland & Farmland reports and these have yet to be published.

The district has the following number of designated ecological sites:

Site type	No. of sites (2008/09)
Wetland of International Importance (RAMSAR)	4 (8,120 ha)
Special Protection Area (SPA)	5 (11,360 ha)
Special Area of Conservation (SAC)	5 (3,830 ha)
Sites of Special Scientific Interest (SSSI)	45 (10,360 ha)
County Wildlife Sites (CWS)	209 (5,684 ha)
Local Nature Reserve (LNR)	6 (76 ha)

There were no recorded losses known in designated ecological areas for the period April 2009 – March 2010. However, the Council is aware of a increased incidence of low-lying coastal freshwater sites being inundated with sea water. A report identifying the potential for coastal freshwater habitat loss due to coastal flood events has been produced however no monitoring has yet been undertaken. The impact of these inundations on the key features and general biodiversity interests has therefore yet to become clear as would the impact of any permanent loss of these habitats.

6.18 **Indicator E3 – Renewable energy capacity installed by type.**

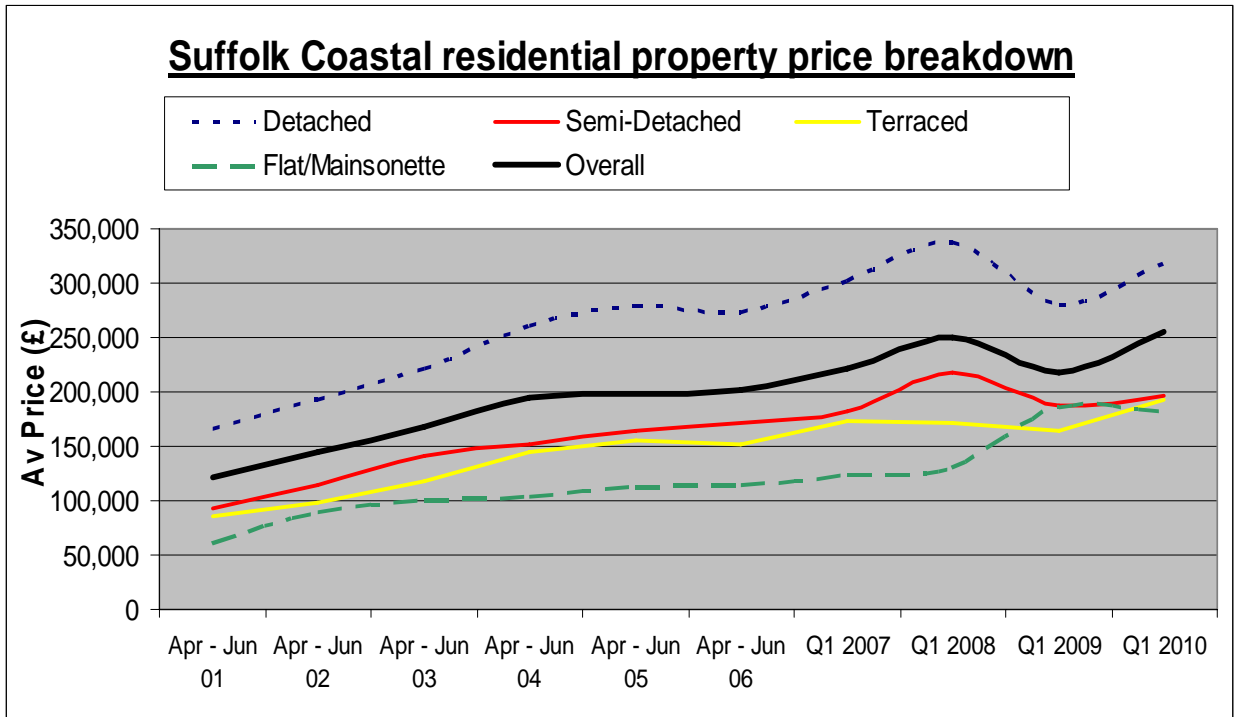
Local Plan policies: AP98

The Council has not recorded any new renewable energy capacity installed.

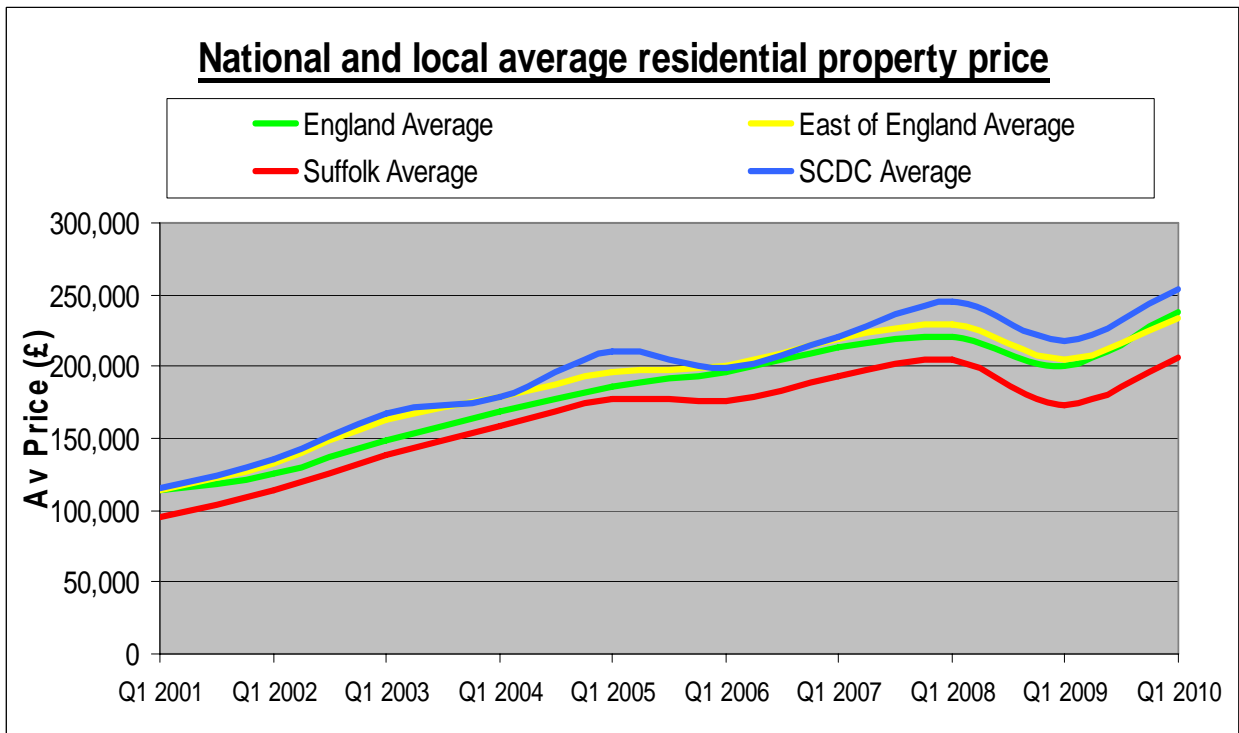
Part Two - Local Output Indicators

6.09

Indicator LO1 - Average residential property price

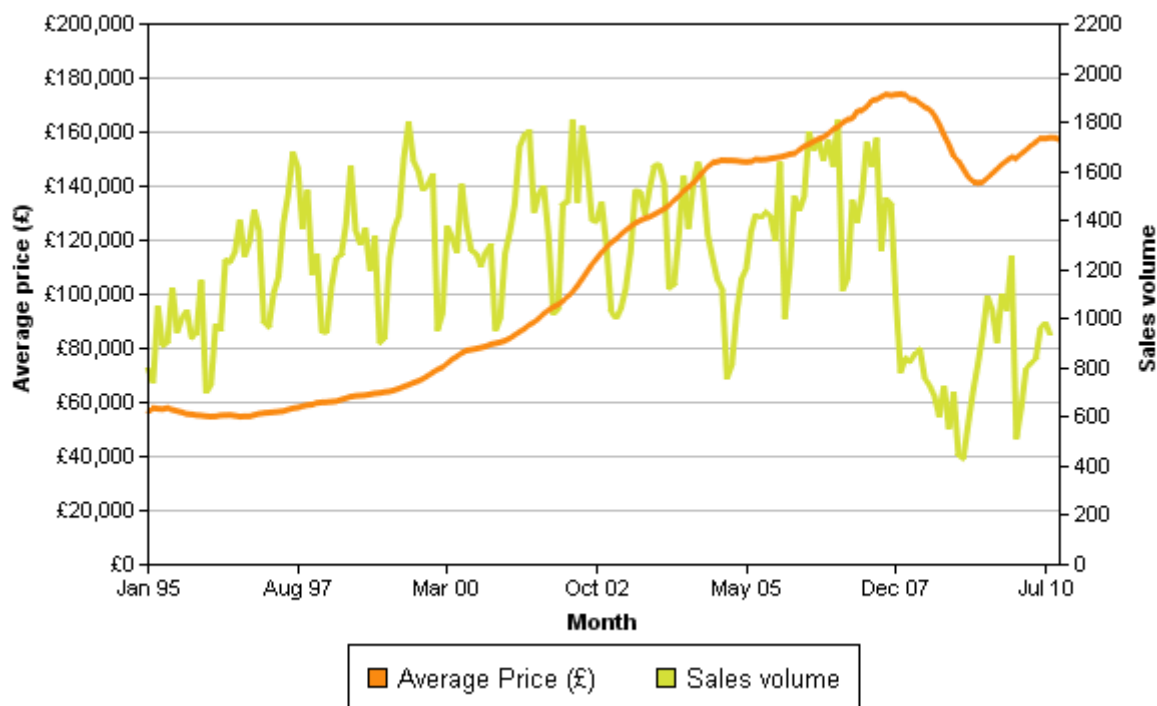


Source: Suffolk Observatory, CLG/Land Registry



Source: Suffolk Observatory, CLG/Land Registry

House price and sales volume - Suffolk Council



Source: House Price Index Report, Land Registry

House prices within the district since 2004 have shown an average steady increase up until the national recession time around the end of 2007. The table above shows that from the end of 2007, house prices across Suffolk have declined quite sharply but with indications of a recovery during 2010. The implications of large house price increases are that if similar increases are not matched by income levels, the level of exclusion for housing affordability will be extended. In Suffolk Coastal, the average income for full and part time employees in 2010 was £25,717.

Suffolk Coastal average wage for full and part time employees 2006 - 2010

2006	2007	2008	2009	2010
£23,941	£25,683	n/a	£26,102	£25,717

Source: ONS, Annual Survey of Hours & Earnings (ASHE)

The table below indicates the housing affordability ratio across the district. It can be seen that generally the ratio is fluctuating at around an average of 8 times being the difference between house prices and incomes. However, as has been observed nationally, the recession has given rise to pay cuts, jobs losses and restrictions of access to mortgages which have a further negative effect upon people's ability to afford a home.

Suffolk Coastal Housing Affordability Ratio 2005 - 2009

2006 Q1	2007 Q1	2008 Q1	2009 Q1	2010 Q1
7.32	7.96	8.55	7.10	8.31

Source: Suffolk Observatory

6.19

Indicator LO2 – new dwelling sizes

The Council seeks to ensure a suitable mix of house type and size is available to meet the housing needs of the district and identified in the Suffolk Coastal Local Housing Assessment. The current target proportions for house sizes are:

Suffolk Coastal new build homes size targets

Bedrooms	Open Market Housing	Affordable Housing	All Sectors
1	6%	43%	13%
2	32%	31%	32%
3	39%	16%	35%
4+	22%	11%	20%

Due to rounding columns may not add up to 100%

Table to be updated on a regular basis to reflect latest published guidance

The table below lists the type and size of houses built in recent years.

Suffolk Coastal new homes sizes 2008 – 2010

Bedrooms	2008	2009	2010
1	28 (4%)	107 (19%)	16 (7%)
2	228 (33%)	198 (36%)	114 (47%)
3	221 (32%)	128 (23%)	55 (23%)
4+	217 (31%)	120 (22%)	56 (23%)

Output Indicators Summary

- 6.21 The amount of employment floorspace developed (B1 – B9 uses) has varied each year but typically the main growth tends to be in the office (B1a) and Storage and Distribution (B8). This is representative of the local employment mix in the district and from activities associated with Adastral Park and Felixstowe Port. The majority of employment completions are attributed to previously developed land (brownfield).
- 6.22 The total housing completions in the district was 256 – around half the previous RSS target of 510. Completions on brownfield land amount to a relatively high 66%. However, with the removal of residential curtilages from the definition of brownfield land, this figure is expected to fall dramatically in future reporting years. A total of 107 affordable homes were completed this year. This number has also been relatively high despite the recession. Many developers who are currently building houses have opted to prioritise on affordable housing within their schemes, whilst the market remains depressed for open market housing.
- 6.23 Annual monitoring of Biodiversity Action Plan actions has not yet revealed significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county. There were no recorded losses known in designated ecological areas for the period April 2009 – March 2010. However, the Council is aware of an increased incidence of low-lying coastal freshwater sites being inundated with sea water.
- 6.24 A Gypsies and Travellers Accommodation Assessment has been carried out and published.

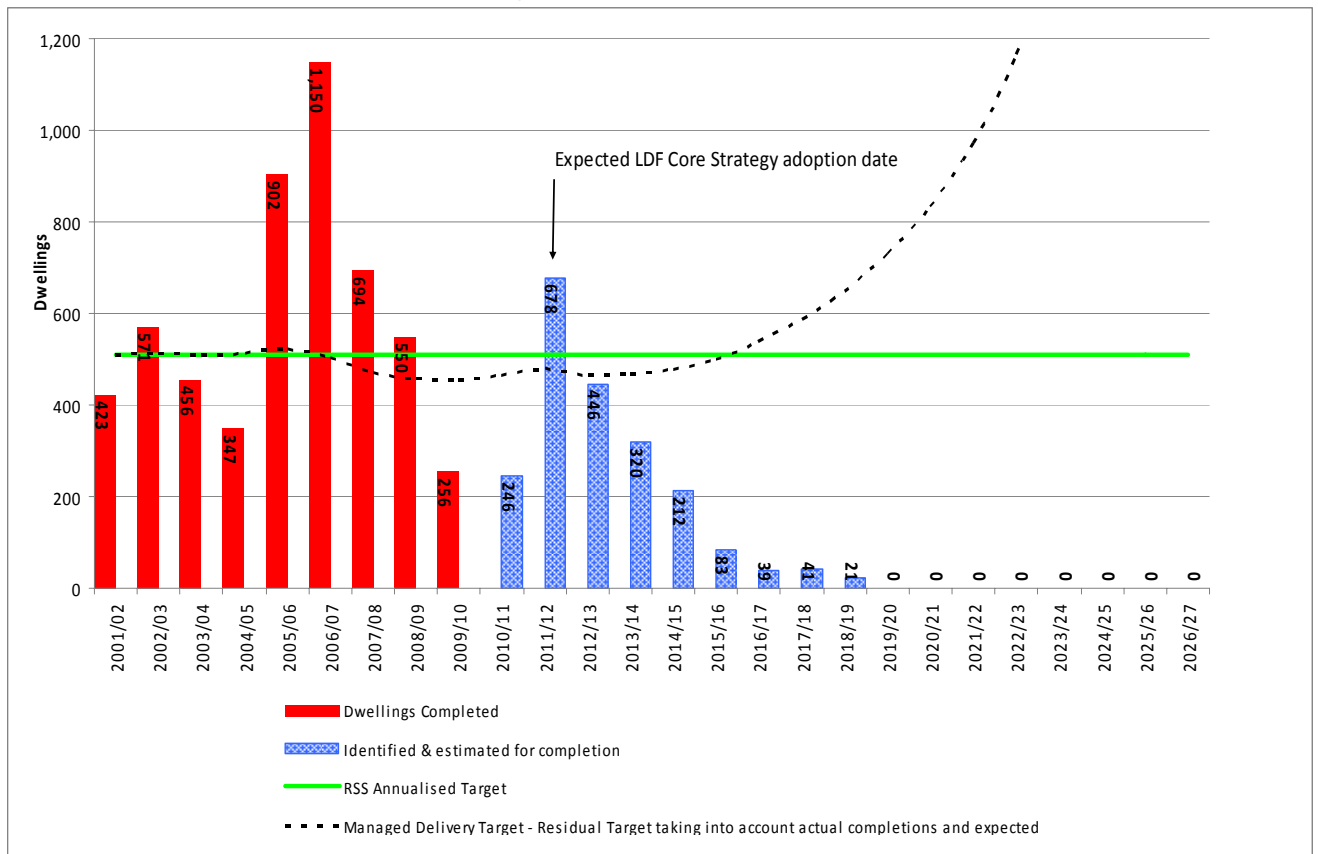
7. HOUSING TRAJECTORY

- 7.01 The ODPM guidance, *Local Development Framework Monitoring: A Good Practice Guide* 2005 states that the role of a housing trajectory is to support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance.
- 7.02 A housing trajectory compares the levels of housing completions for previous years and forecasts the future build rates. By using the trajectory it is possible to assess whether there is likely to be a surplus or a shortfall in housing provision across the District. In addition, the trajectory can also be used to help fulfil the requirements of PPS3 relating to local authorities demonstrating 5 and 15 year housing land supplies – this is picked up in the next chapter.
- 7.03 This housing trajectory has been based upon the RSS following adoption in May 2008. The trajectory is therefore based upon the housing requirements for the district set out in the RSS. As PPS3 requires a trajectory for a 15 year period from the date of Core Strategy adoption (expected early 2012) the period has been extended up to 2027 using current RSS targets. The RSS remains part of the formal Development Plan, however, it should be noted that the Government has expressed its intention to abolish RSS documents/targets and the Council is currently undergoing public consultation on a new local housing requirement.
- 7.04 Each year the housing trajectory within the AMR will be refined in light of actual completion rates and will give the Local Authority an indication as to how their housing policies are performing. If the housing trajectory forecasts a surplus or a shortfall the Local Authority may decide it is necessary to review the housing policies and make any adjustments as fit within the LDF.

ASSUMPTIONS

- 7.05 When compiling this housing trajectory, the Council has made the following assumptions:
- No windfall completions have been assumed until the final 5 years of the Plan (in accordance with PPS3 – Housing). A discounted five year average (108) has then been applied for each of the final 5 years based upon historic trends.
 - Included current identified brownfield sites from SHLAA report (November 2010)
 - A total outstanding planning consents and allocations figure of 1,651 has been discounted by 10% and included to allow for non-implemented permissions for whatever reason.
 - Outstanding planning consents at the end of 2009/10 monitoring year where work has not started, will be expected to take at least 12 months to complete houses irrespective of potential stalls due to the recession where an informed judgement must be made on delays.
 - Large sites and predicted completion times have been clarified with developers/agents where possible either through letters, phone calls or local housing market stakeholder events.
 - Outstanding Local Plan allocations have been assumed for development and phased where appropriate (Rendlesham – 75 dwellings).
 - The period beyond 2021, has been assumed that the RSS requirement projects forward at the existing requirement rate of 510 dwellings per year. Total requirement therefore equals 13,260

Table 4 – Suffolk Coastal Housing Trajectory 2001 – 2027: Identified Sites



MAIN SITES TABLES

7.06 The Council is not able to formally identify sites for development as the LDF has not yet reached this point in production. However, the most recent Reviewed Core Strategy & Development Management Policies document (November 2010), together with the SHLAA, gives broad indications for areas and scales of new housing allocations in the district over the Plan period. An estimate can be made as to when development would be expected to occur. **Table 5** below sets out the estimated timescales of development.

Table 5 – Indicative delivery time of new housing allocations

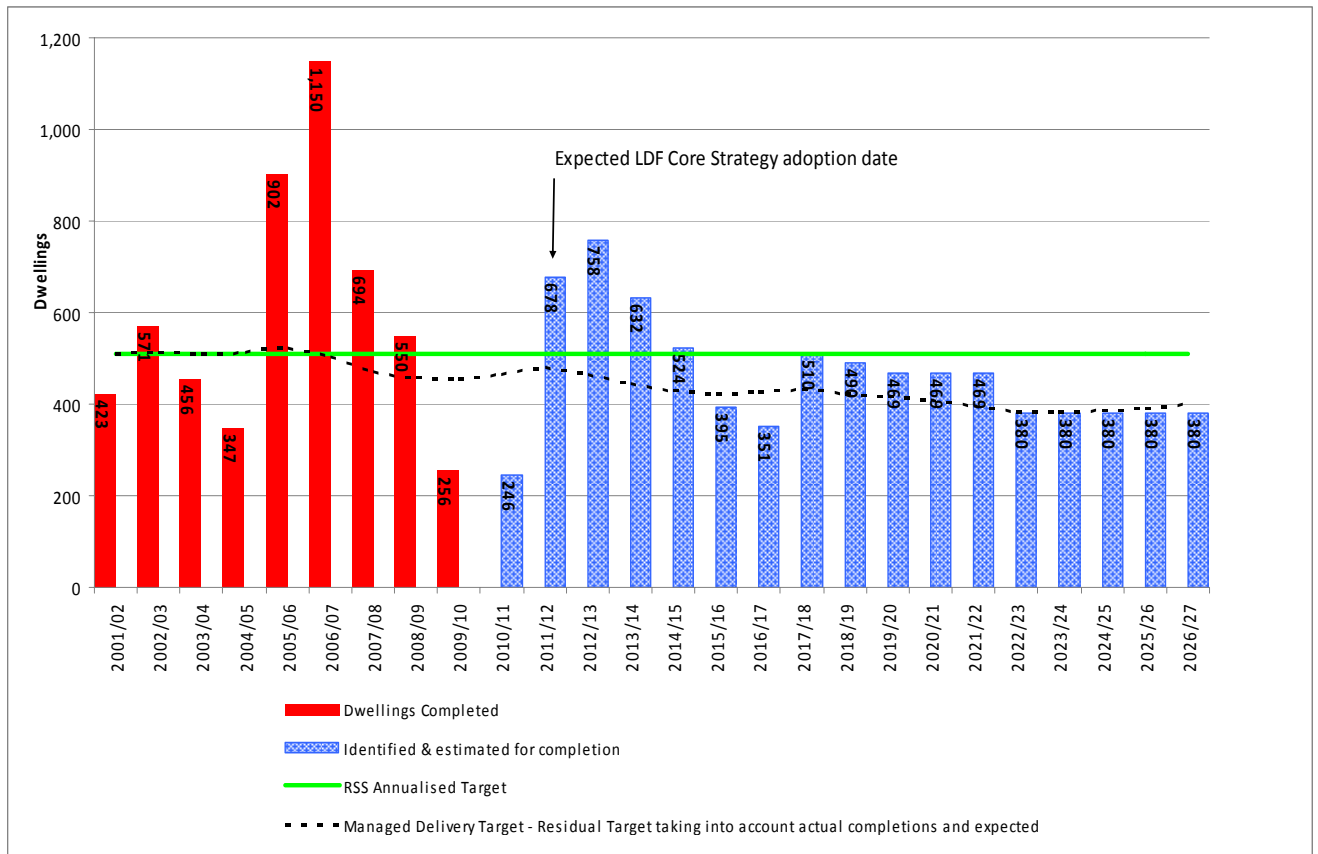
Delivery of LDF Site Allocations (none site specific identified at this stage)		
Area	Timescale	Estimated dwellings
Eastern Ipswich Plan Area	2012 – 2017	450
	2017 – 2022	825
	2022 - 2027	825
Felixstowe Peninsula	2012 – 2017	560
	2017 – 2022	490
	2022 - 2027	390
Market Towns	2012 – 2017	375
	2017 – 2022	570
	2022 - 2027	0

Key & Local Service Centres	2012 – 2017	175
	2017 – 2022	460
	2022 - 2027	145
No specific sites formally identified for development in the LDF process yet		

COMMENTARY

- 7.07 The historic and predicted supply of housing in the district is set out in **Table 4**. It can be seen that in order to meet the Plan target of 13,260 dwellings between 2001 and 2027, a year on year housing completion rate of 510 dwellings is required in the district. Due to a high level of historical completions within the district through major areas such as Grange Farm, Kesgrave, the Council is working above the necessary rate for the Plan. Therefore, due to historical exceeding of the yearly RSS target of 510 dwellings per annum, the current revised year on year requirement to meet the RSS plan target is now 470 dwellings per annum. The district has 1,480 dwellings tied up in outstanding planning permissions and the majority of these are expected to be completed within 5 years ie. Phase 1 of the Plan period. For trajectory analysis purposes, a 10% reduction has been applied to the outstanding planning permissions figure to account for permissions which may lapse or not be fully completed.
- 7.08 The most striking feature of the **Table 4** housing trajectory relates to the period 2005-2008. In these years the Council recorded an unusually high number of housing completions. The reasoning behind this apparent sharp increase in completions seems linked to the method of monitoring. In prior years, the Council has relied upon completion records coming through from other departments. However, the Council felt these yearly completion records were unrepresentative and therefore undertook a more thorough check on expected housing completions. This proved very successful as a large number of previously unrecorded completions were identified. In addition, the district has experienced the effect of the final phases for many of the existing large allocation sites – for example Grange Farm, Kesgrave.
- 7.09 It is likely that whilst the previous years completion levels are very high, many of the completions in fact probably occurred over a longer historic period which would result in a more gradual increase in numbers. However, there is no accurate proof for this, so the figures must all be included within the 2006-2008 AMR reports. The issue seems to have been resolved now and more accurate yearly completion levels are expected.
- 7.10 **Table 4** shows the expected housing trajectory from identified, outstanding planning permissions and allocations. The SHLAA process has further identified the potential brownfield and greenfield housing site contributions throughout the district up to 2027.
- 7.11 For **Table 6**, an estimate of aggregated housing delivery has been made for Phase 1 (2012-2017), 2 (2017-2022) and 3 (2022-2027), of the Plan period.

Table 6 – Revised Suffolk Coastal Housing Trajectory 2001 – 2027 taking into account estimated allocation delivery



7.12 Consideration should be given towards the potential impact of the UK recession upon housing completions. Most notably, in 2008 and 2009, the Council observed a significant drop in new housing site starts, completions and planning permissions. The reasons for this sharp decline can be attributed to the recession. However, the effect on housing delivery has meant that there is expected to be a substantial decline in completion rates in the short term as this is the lag time for the decline effect to filter through the planning monitoring system. There are indications that the UK is beginning to exit the recession and discussions between the Council and local developers has revealed that the housing industry is making plans through planning applications and LDF representations to promptly return to housing building once the market conditions improve.

7.13 **Table 6** shows that the Council will need to assess housing allocations required in the last few years of the Plan. However, it should be noted that the Council is currently on public consultation with a reviewed housing target which could require 7,590 new homes to be planned for between 2010 and 2027.

8. FIVE YEAR HOUSING LAND SUPPLY

- 8.01 Planning Policy Statement 3 (PPS3) requires that Planning Authorities should set out a framework for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy document. It requires that Local Planning Authorities identify sufficient, specific and deliverable sites to provide a continuous potential supply of housing provision in the first five years and, where possible, for years 6 – 10. Where specific sites cannot be identified for years 11 – 15, broad locations for growth can be included.
- 8.02 In order to calculate the amount of land supply available for both a 5 and 15 year period it is necessary to assess whether identified sites fall into developable sites or deliverable sites. A developable site is one in a suitable location for housing in principle and which shows a reasonable prospect of being available for development between years 6 and 15 of the Plan. A deliverable site is one which offers a suitable location for housing in principle, is available now and shows a reasonable prospect of being able to achieve development within the first five year period. The five year period for the purposes of assessment in this document is between 1st April 2011 and 31st March 2016.
- 8.03 The Council has produced a separate document titled Housing Land Supply Assessment – 2010 to calculate the 5 year housing requirement. Further information and full workings are available in that document. The document can be downloaded online from the Council's LDF Evidence Base webpages at - <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/>
- 7.01 **Table 7** below summarises the Council's estimated land supply as at 31st March 2010.

Table 7 – Estimated land supply

	Estimated Land Supply (years)
First five years	3.3
Total estimated supply	15.5

9. SIGNIFICANT EFFECTS

- 9.01 The significant effects indicators will be developed through the Sustainability Appraisal and plan production process and will likely overlap with some contextual indicators and indicators established as part of the monitoring framework for the Core Strategy. These indicators will be used to ensure a robust assessment of policy implementation and progress to sustainable development.
- 9.02 Indicators have been developed through the Sustainability Appraisal Scoping Report and Sustainability Appraisal Report (available on www.suffolkcoastal.gov.uk) and will be used to measure the progress towards the identified headline sustainability appraisal objectives. The headline objectives are listed in the box below. There are a vast number of indicators for the sustainability appraisal process and it is anticipated that future AMRs will only include those indicators that highlight the particular significant issues or where uncertainty has been identified as to what any potential effects of a plan/policy might be.

Headline Sustainability Appraisal Objectives.

HEADLINE OBJECTIVES

SOCIAL OBJECTIVES

1. To improve the health of the population overall
2. To maintain and improve levels of education and skills in the population overall
3. To reduce crime and anti-social activity
4. To reduce poverty and social exclusion
5. To improve access to key services for all sectors of the population
6. To offer everybody the opportunity for rewarding and satisfying employment
7. To meet the housing requirements of the whole community
8. To improve the quality of where people live and to encourage community participation

ENVIRONMENTAL OBJECTIVES

9. To maintain and where possible improve air quality
10. To maintain and where possible improve water quality
11. To conserve soil resources and quality
12. To use water and mineral resources efficiently, and re-use and recycle where possible
13. To reduce waste
14. To reduce the effects of traffic on the environment
15. To reduce emissions of greenhouse gasses from energy consumption
16. To reduce vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

ECONOMIC OBJECTIVES

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area
21. To revitalise town centres
22. To encourage efficient patterns of movement in support of economic growth
23. To encourage and accommodate both indigenous and inward investment

APPENDIX 1 – SUFFOLK COASTAL SAVED PLANNING POLICY SCHEDULE

Policy Ref.	Policy Subject
AP1	Conservation area - control of development and enhancement
AP3	Conservation area - demolition
AP4	Historic parks and gardens
AP5	Listed building consent
AP7	Development of archaeological sites
AP8	Countryside protection
AP9	Countryside - extensions to commercial activities
AP11	Agricultural land and commercial woodlands
AP12	AONB
AP13	Special Landscape Areas
AP14	Wildlife habitats
AP15	Designated areas and habitats
AP16	LNR's
AP17	Trees, hedgerows and woodlands
AP19	Design
AP20	Design for people with disabilities
AP21	Design in areas of high landscape value
AP22	Shopfronts
AP23	Advertisements
AP24	Street furniture
AP25	General policy of restraint - housing
AP26	Development in towns
AP27	Development in villages
AP28	Areas to be protected from development
AP29	Residential curtilages
AP30	New housing in the countryside
AP31	New country houses
AP32	New dwellings for agricultural workers
AP34	Replacement and extension of dwellings in the countryside
AP35	Houseboats
AP36	House type and size
AP39	Residential amenity
AP40	Provision of amenity open space
AP42	Conversion of houses to multiple occupancy / flats
AP43	Self contained residential annexes
AP44	Residential caravans
AP46	New employment uses
AP48	Expansion of existing employment units
AP49	Intensification of employment use in primarily residential areas
AP50	Protection of employment sites
AP51	General employment areas
AP52	New employment areas
AP53	Offices
AP54	Warehousing and storage
AP55	Retail strategy
AP56	Town centres
AP57	Town centres -residential accommodation
AP58	Town centres - car parking
AP59	District centres
AP60	Local shopping facilities
AP61	Proposals for new development
AP62	Retention of key facilities

AP63	Countryside retailing
AP64	Garden centres
AP65	Farm shops
AP66	Tourism
AP68	Large scale food production
AP69	Central grain stores
AP70	Farm diversification
AP71	Alternative uses for buildings in the countryside
AP72	Conversions in the countryside: general considerations
AP73	Re-use/adaptation of rural buildings for employment use
AP74	Historic barns
AP75	Conversions to residential use
AP77	Improvements to the A12
AP80	Car parking standards
AP81	Cycle routes
AP82	Provision for cyclists
AP83	Provision for pedestrians
AP84	Rail services
AP85	Bus services
AP86	Interchange facilities
AP87	Village services and facilities
AP88	Redundant public buildings
AP89	Telecommunications installations
AP90	Overhead power lines / electricity supply lines
AP91	Hazardous developments
AP92	Areas at risk from flooding
AP93	Sewage disposal
AP94	Surface water and aquifer protection
AP95	Coastal instability
AP96	Sea defences
AP97	Light pollution
AP98	Renewable energy
AP99	Conservation of energy
AP100	Materials reclamation facilities
AP101	Sports facilities
AP102	Provision of outdoor playing space
AP103	Provision of outdoor playing space: new residential developments
AP104	Loss of playing pitches or other sports grounds
AP105	Allotments
AP106	Informal recreation facilities
AP107	Footpaths and bridleways
AP109	Recreational development in the countryside
AP110	Motor sports
AP111	Touring caravan and camping sites
AP112	Sites for static holiday caravans, cabins and chalets
AP113	Horse and equestrian activities
AP114	Golf courses, driving ranges and other facilities
AP115	Marinas and other developments
AP116	Land based water related facilities
AP117	Planning obligations
AP118	Development in Blyth area villages
AP119	Parham air field
AP122	Sizewell Gap
AP123	Coastal instability - Dunwich
AP124	Aldeburgh - new housing

AP125	Aldeburgh - Garret Era Area
AP128	Aldeburgh - enhancement of town centre
AP129	Aldeburgh - High Street
AP130	Aldeburgh - pedestrian priority
AP132	Aldeburgh - Brickworks jetty
AP134	Framlingham - New Road and college playing fields
AP137	Framlingham - general employment areas
AP138	Framlingham - land between Fairfield and Station Road
AP139	Framlingham - car parking
AP142	Leiston - Eastlands industrial estate
AP145	Leiston - Abbey Road
AP146	Leiston - town centre car parks
AP147	Leiston - town centre environmental improvements
AP148	Saxmundham - land east of river Fromus
AP150	Saxmundham - Carlton Park industrial park, Kelsale
AP151	Saxmundham - Rendham Road
AP153	Saxmundham - enhancement scheme east and west of High Street
AP155	Saxmundham - non-shopping uses in High Street
AP156	Saxmundham - new retail development
AP157	Deben Peninsula - residential development in villages
AP158	Deben Peninsula - Woodbridge base
AP159	Rendlesham - general principles
AP160	Rendlesham - creation of new community
AP161	Rendlesham - former technical base
AP162	Deben Peninsula - enhancement schemes
AP164	Deben Peninsula - coastal instability Bawdsey Manor
AP165	Deben Peninsula - East Lane Bawdsey
AP166	Deben Peninsula - Snape Maltings
AP167	Felixstowe Peninsula - development in villages
AP168	Newbourne - former land association holdings
AP169	Felixstowe Peninsula - Levington Park
AP170	Felixstowe - restraint
AP171	Felixstowe Peninsula - separation of town from Trimleys
AP172	Felixstowe Peninsula - protection of AONB
AP173	Felixstowe - port development
AP175	Felixstowe - Carr Road
AP176	Felixstowe - Clickett Hill
AP178	Felixstowe - bus station
AP179	Felixstowe town centre - shopping area
AP180	Felixstowe town centre - offices
AP181	Felixstowe town centre - Highfield Road
AP182	Felixstowe town centre - pedestrian priority
AP183	Felixstowe - reduction of through traffic Hamilton Road
AP184	Felixstowe - town centre rear servicing
AP186	Felixstowe - enhancement scheme
AP188	Felixstowe - beach huts
AP190	Felixstowe - car parking Felixstowe Ferry
AP191	Felixstowe - houseboats Felixstowe Ferry
AP193	Felixstowe - Clifflands car park
AP194	Felixstowe - Cobbolds point
AP195	Felixstowe - encouragement of holiday accommodation
AP196	Felixstowe - Cliff Gardens
AP198	Felixstowe - Undercliff Road West
AP199	Felixstowe - Convalescent Hill
AP200	Felixstowe - Sea Road promenade

AP201	Felixstowe - Sea Road frontages
AP202	Felixstowe - south seafront
AP206	Felixstowe - Landguard Fort
AP207	Felixstowe - land around and adjacent to Landguard Fort
AP208	Felixstowe - urban fringe
AP209	Grundisburgh area - development in villages
AP210	Grundisburgh area - Debach airfield
AP211	Ipswich Fringe - development in villages
AP212	Ipswich Fringe - open character of land between settlements
AP213	Ipswich Fringe - Sandy Lane Martlesham
AP214	Ipswich Fringe - Ipswich Road/Sandy Lane Martlesham
AP215	Ipswich Fringe - Nacton Heath
AP216	Ipswich Fringe - Martlesham Heath industrial area
AP217	Ipswich Fringe - BT laboratories, Martlesham
AP218	Ipswich Fringe - employment land at Grange Farm, Kesgrave
AP219	Ipswich Fringe – Grange Farm/Kesgrave
AP220	Ipswich Fringe - warehousing/haulage depots on the Ipswich Fringe
AP222	Ipswich Fringe - A1214 park & ride
AP225	Ipswich Fringe - Foxhall Road woods
AP226	Ipswich Fringe - Foxhall Stadium
AP227	Ipswich Fringe - Suffolk show ground, Purdis Farm
AP228	Ipswich Fringe - open spaces near Rushmere Street
AP229	Ipswich Fringe - the priory area, Nacton
AP230	Woodbridge - development in villages
AP232	Wickham Market - central area
AP235	St Audrey's hospital - development framework
AP236	Woodbridge & Melton - restraint
AP237	Melton - protection of tree cover
AP238	Woodbridge garden centre - Ipswich Road
AP240	Woodbridge & Melton - development to the west of the A12
AP241	Woodbridge & Melton - houseboats
AP242	Melton - Wilford Bridge employment area
AP243	Melton - employment area off Melton Hill
AP244	Melton - Deben Mill
AP245	Woodbridge - Limekiln Quay & Ferry Quay employment area
AP247	Woodbridge - environmental enhancement riverside
AP249	Woodbridge & Melton - retention of riverside qualities
AP250	Woodbridge - riverside recreation area
AP252	Woodbridge - new yacht harbours / marinas
AP255	Woodbridge - retailing
AP256	Woodbridge - New Street/Oak Lane car park
AP257	Woodbridge - prime shopping area
AP258	Woodbridge - Church Street / Market Hill
AP259	Woodbridge town centre - loss of residential accommodation
AP260	Woodbridge town centre - enhancement
AP262	Woodbridge town centre - potential service areas
AP263	Woodbridge town centre - traffic management



Suffolk Coastal ... *where quality of life counts*

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如果你有需要，我們可以把這份單張翻譯成另一種語言 **Chinese**

Na życzenie przetłumaczymy niniejszą ulotkę na inny język **Polish**

Contacte-nos, caso deseje este folheto traduzido para outra língua. **Portuguese**