



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

Suffolk Coastal Local Development Framework  
Core Strategy (including Development Control Policies) &  
Site Specific Allocations & Policies

Vision & Objectives

Draft March 2006



Suffolk Coastal  
Local Development  
Framework



# **SUFFOLK COASTAL LOCAL DEVELOPMENT FRAMEWORK**

## **ISSUES AND OPTIONS – VISION AND OBJECTIVES**

### **THE PURPOSE OF THE DOCUMENT**

As part of its commitment to continuing public involvement in the preparation of a Local Development Framework (LDF) for the district, Suffolk Coastal District Council is publishing this document. It summarises the issues that have been identified during the preparation process as well as those emerging through national and regional policy.

The District Council then sets out how it might tackle those issues by identifying its overall Vision for the district as well as its Objectives for a number of topic areas.

This Vision and these Objectives will set the framework for two of the proposed documents that eventually will constitute the Local Development Framework:

- The Core Strategy (including generic development control policies); and
- Site Specific Allocations and Policies

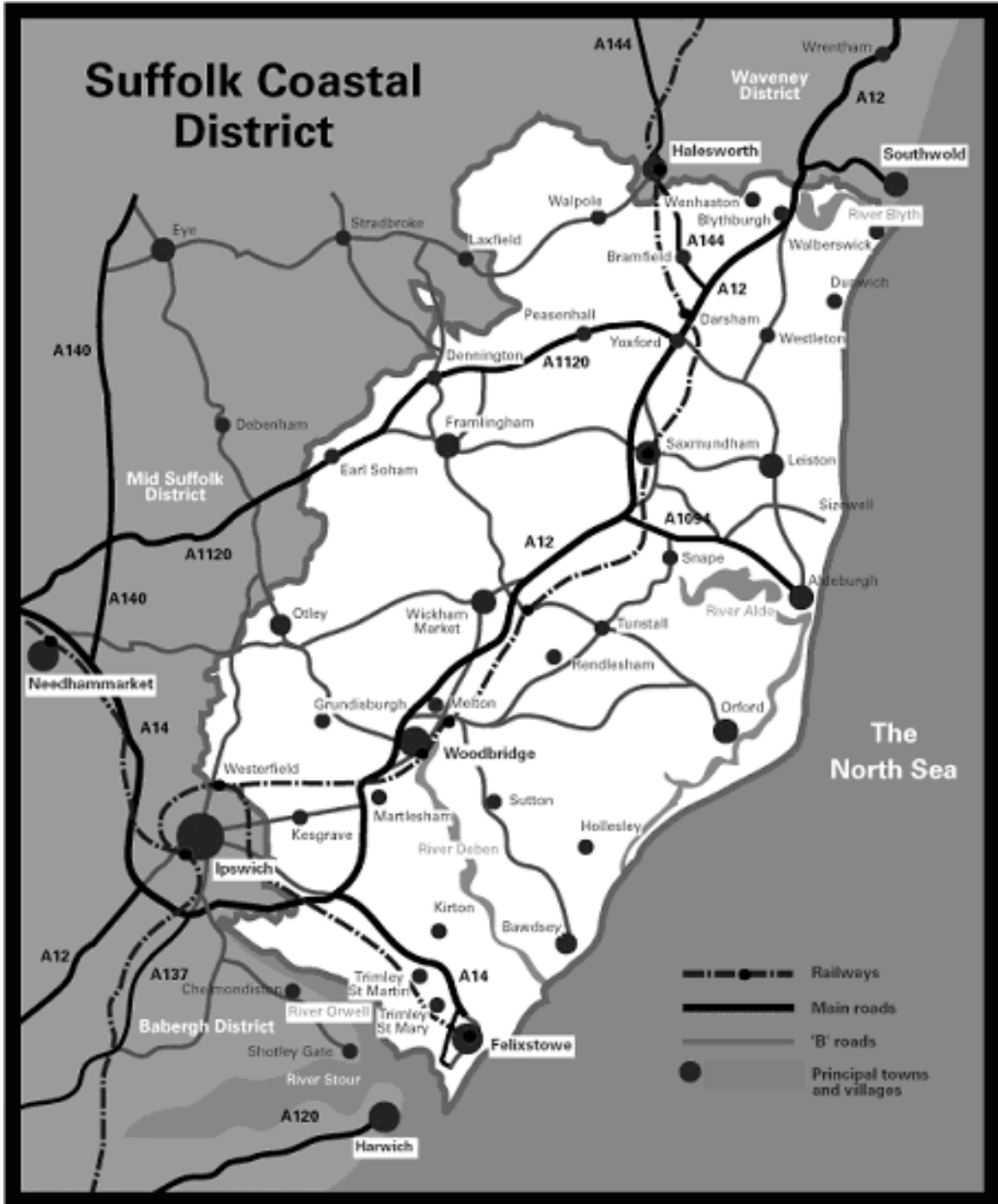
The Council is inviting comment on the Vision and the Objectives. This is also the final opportunity to submit ideas and suggestions in respect of specific sites or areas before the Council proceeds to the next stage. It should be noted that there is no need to resubmit previous comments and suggestions in respect of the final detailed content of the Local Development Framework Those have already been registered and regard will be taken at the appropriate time.

The response, together with that from previous consultation exercises, will assist the Council in formulating options (with its preferred option clearly identified) for policies and policy directions, together with the allocation of land for specific purposes. These will then be the subject of discrete rather than continuing consultation.

For the purposes of implementing the Town and Country Planning (Local Development) (England) Regulations 2004 this document represents one element of continuous public participation as required by Regulation 25.

You are invited to comment on this document to the address below before May 2 2006.

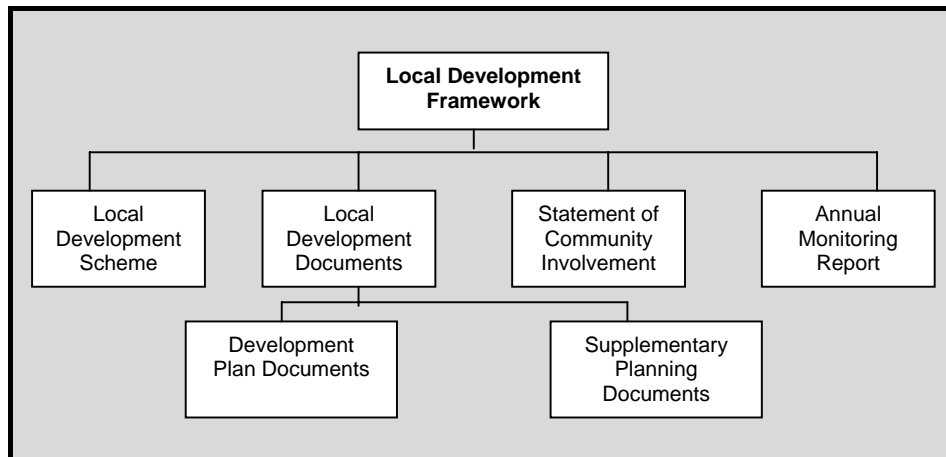
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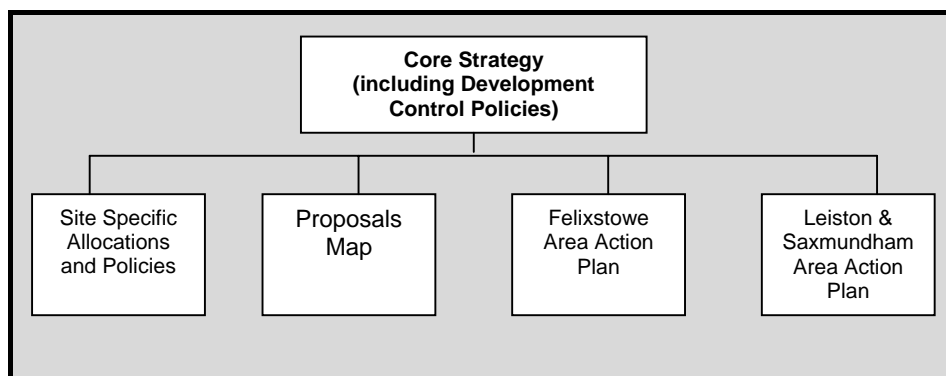
# 1. INTRODUCTION

## The New Type of Plan

- 1.1 The District Council is preparing a new type of plan which will replace the Suffolk Coastal Local Plan (including First and Second Alterations). This will be called a Local Development Framework and consist of a folder of documents like this:

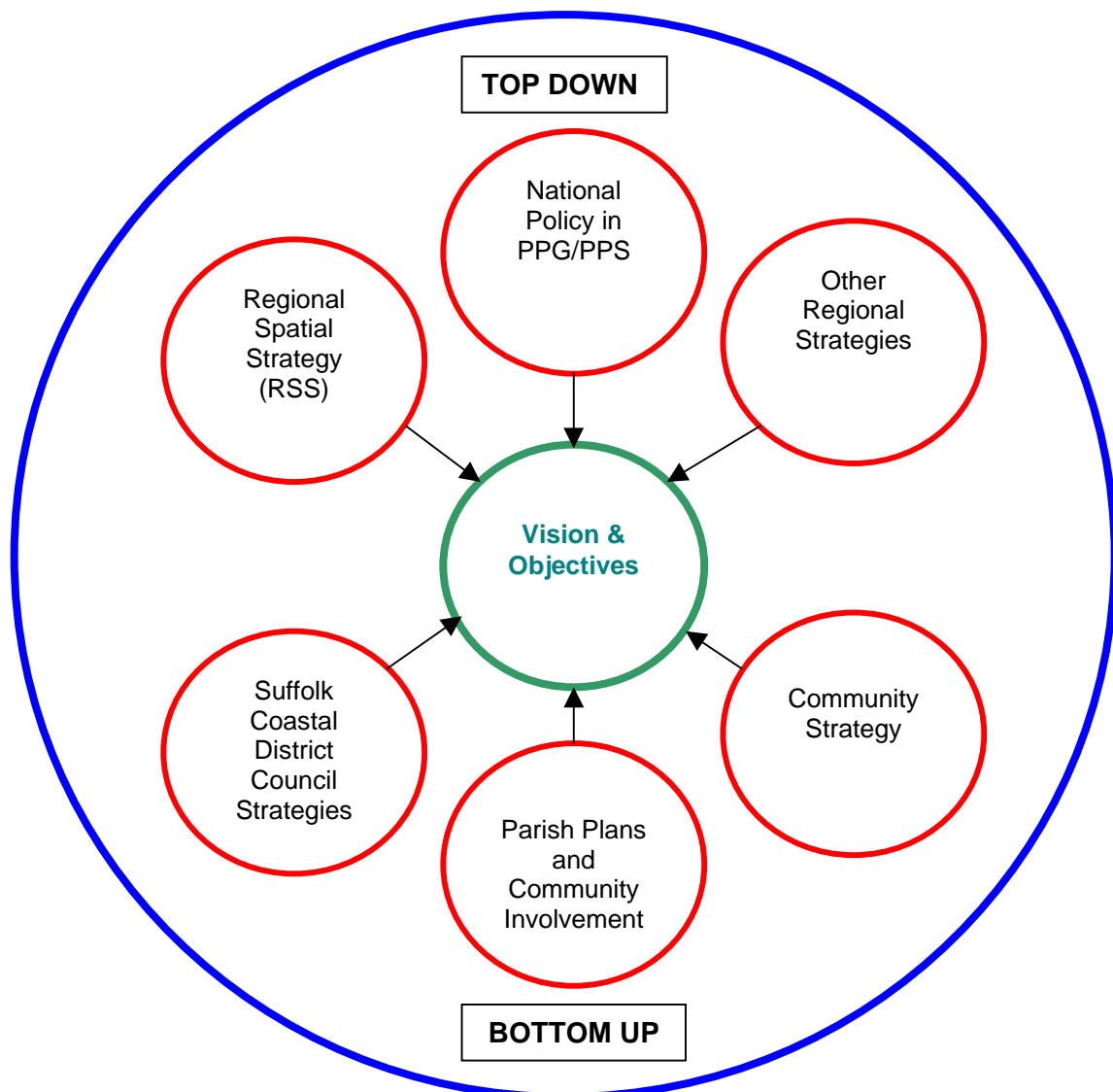


- 1.2 There will be five Development Plan Documents. The most significant of these will be the Core Strategy as this will establish the context for the remainder. It will also contain generic Development Control Policies covering the whole district that will be used in the determination of planning applications. Two other development plan documents will be prepared in parallel. The Site Specific Allocations and Policies will relate to specific areas or places, eg towns and town centres. Where specific sites are allocated or designated for particular uses these will be shown on the separate Proposals Map.
- 1.3 Area Action Plans will be prepared at a later date. These relate to areas where change is to take place and will set out an implementation plan for that change.



## The Core Strategy

- 1.4 The Local Development Framework will roll planning policy forward to 2021 and be prepared in full consultation with the local community. Some consultation has already taken place.
- 1.5 The first elements of the Core Strategy that need to be established are the Vision and Objectives. The Development Plan Documents are being prepared on a 'top down' and 'bottom up' basis. From the top the Documents must apply national and regional policies to the local level. From the bottom they will reflect the objectives of the Community Strategy for Suffolk Coastal, those of the District Council itself, and those of individual communities as contained in parish and town plans.
- 1.6 This Discussion Document sets out a potential Vision and potential Objectives for the document, determined by the 'top down' and 'bottom up' methodology outlined below.



### **Context - 'Top Down'**

- 1.7 National Planning Policy is published in the form of Circulars and Planning Policy Guidance Notes (PPG) of which there were 25. Planning Policy Statements (PPS) are gradually replacing the PPG. Nine have been adopted so far.
- 1.8 Critical to national policy is the concept of sustainable development. This focuses around the simple idea of a better quality of life for everyone, now and for future generations. The national strategy requires the pursuit of four broad objectives:
- social progress which recognises the needs of everyone;
  - effective protection of the environment;
  - prudent use of natural resources; and
  - maintenance of high and stable levels of economic growth and employment.
- 1.9 Regional Guidance for the East of England is set out in a series of strategy documents covering the topics of the environment, the economy, culture, housing, social issues, sustainable development and, of particular relevance, spatial planning. The principles and objectives of each of the strategies are combined in one further document – the Integrated Regional Strategy.
- 1.10 Spatial planning is contained within the Regional Spatial Strategy (RSS) – the East of England Plan - a draft of which was published in December 2004. This has been the subject of an examination before independent inspection (in colloquial terms a "public inquiry"). The recommendations of the Panel are expected in the summer 2006. Its contents may, therefore, change.

### **Context - 'Bottom up'**

- 1.11 There is a duty on Local Authorities to enable the creation of a Community Strategy for the area that has the aims of:
- Enhancing the quality of life of local communities.
  - Contributing to sustainable development.
  - Articulating local aspirations, needs and priorities.
  - Co-ordinating and shaping the future actions of public, private, voluntary and community organisations.
- 1.12 The Community Strategy itself has been prepared and adopted by a partnership of public, private, community and voluntary groups – the Local Strategic Partnership. There are twelve key issues around which the Partnership aims to deliver. These are set out below, in no priority order. Those indicated by an asterisk \* are the five issues which the Partnership has identified as the ones where it believes it can uniquely make a difference:
- Access to services (particularly in rural areas)\*
  - Affordable housing
  - Developing tourism, maritime and high technology industries
  - Economy/learning and skills, notably in rural areas\*
  - Estuary and coastal management

- Feeling safe/being safe from crime
  - Older people living in their own homes/communities
  - Promoting healthy lifestyles\*
  - Providing support for vulnerable adults and young people
  - Supporting the development of voluntary and community groups \*
  - Tackling issues relating to young people\*
  - Tackling regeneration in priority areas
- 1.13 The Community Strategy will play a key role in informing the preparation of the Local Development Framework. In turn, the Framework must assist in delivering the policies in the Community Strategy.
- 1.14 Individual communities are being encouraged to prepare community-led Parish Plans. Realistic Parish Plans can help influence the Local Development Framework and help it meet the needs of individual communities. Parish and Town Councils can lead the preparation of such plans but they need to demonstrate that they have the support and involvement of the community at large.
- 1.15 In addition, the district council has its own vision and priority issues which need to be addressed. These are contained in its Corporate Strategy.

#### **Integration of Transport and Land Use Policies**

- 1.16 The integration of transport and spatial planning is central to the development and delivery of an effective Local Development Framework. To deliver integration the Local Development Framework should be consistent with the strategic transport policies of the Regional Spatial Strategy and the Suffolk Transport Strategy prepared by the Suffolk County Council. The objectives of the (draft) Suffolk Transport Strategy are to:
- Facilitate the sustainable growth of the Haven Gateway and Cambridge sub-regions and, in particular, Ipswich as a regional interchange centre and the sub-regional centre of Bury St Edmunds
  - Support the sustainable development of the ports of Felixstowe, Ipswich and Lowestoft in their roles as gateways to the rest of the country
  - Contribute to the regeneration of Great Yarmouth and Lowestoft sub-region and the Broads sub area
  - Help maintain viable communities in towns and villages throughout Suffolk that serve the needs of the largely rural county
- 1.16 The five year delivery programme is set out in the Local Transport Plan for Suffolk. The latest edition – “LTP2” – is available from Suffolk County Council.

#### **Community Involvement So Far – “Front Loading”**

- 1.17 The District Council resolved to carry out the second review of the Suffolk Coastal Local Plan in October 2001. This was to represent a complete re-examination of the document to conclude with a replacement plan in the Local Development Framework format. Since then three major exercises have occurred in respect of public participation and consultation.
- 1.18 The first was a series of workshops in late spring 2002. These were extensive in scope and revolved around stakeholder groups – agents, community groups,

business organisations, environmental groups, councillors and local councils – and themes, such as housing, economy and the environment. There were 13 workshops in all.

- 1.19 The outcome of the workshops was the identification of issues and their publication in the form of a newsletter – “A Vision of the District”. This was sent in October 2002 to every household in the District, as well as other organisations.
- 1.20 In the spring of 2003 the Council carried out a further series of workshops with town and parish councils. This was to examine the concept of sustainability and the factors that might be used in the assessment of a particular settlement to determine its suitability for further development.
- 1.21 In the early summer of 2005 further workshops were arranged for parish and town councils with the debate centred on specific themes such as affordable housing. Further exercises are planned. The Council's approach towards community engagement is set out in the document the “Statement of Community Involvement”, prepared and, in February 2006, submitted to the government for independent examination.
- 1.22 During 2005 consultants David Lock Associates were commissioned by the East of England Development Agency (EEDA) with financial contributions from English Partnerships, the Haven Gateway Partnership, Felixstowe Town Council and the District Council. This was to carry out a study of Felixstowe and make recommendations with regard to its future in respect of housing, economic, and commercial development. This will provide input into the Local Development Framework. As part of the study David Lock Associates carried out its own series of exercises in community engagement.

## 2. THE VISION AND OBJECTIVES

### A Vision for the Suffolk Coastal Area

- 2.1 The Vision for the LDF is the same as that for the Suffolk Coastal Community Strategy (as well as the District Council's own corporate strategy). This is to ensure integration as well as recognition of the intention that the LDF is the delivery vehicle for the spatial elements of the Community Strategy.

The **Vision** of the Suffolk Coastal district, and upon which the Local Development Framework will be based, is a district where people: -

(i) want to live and to invest;

and

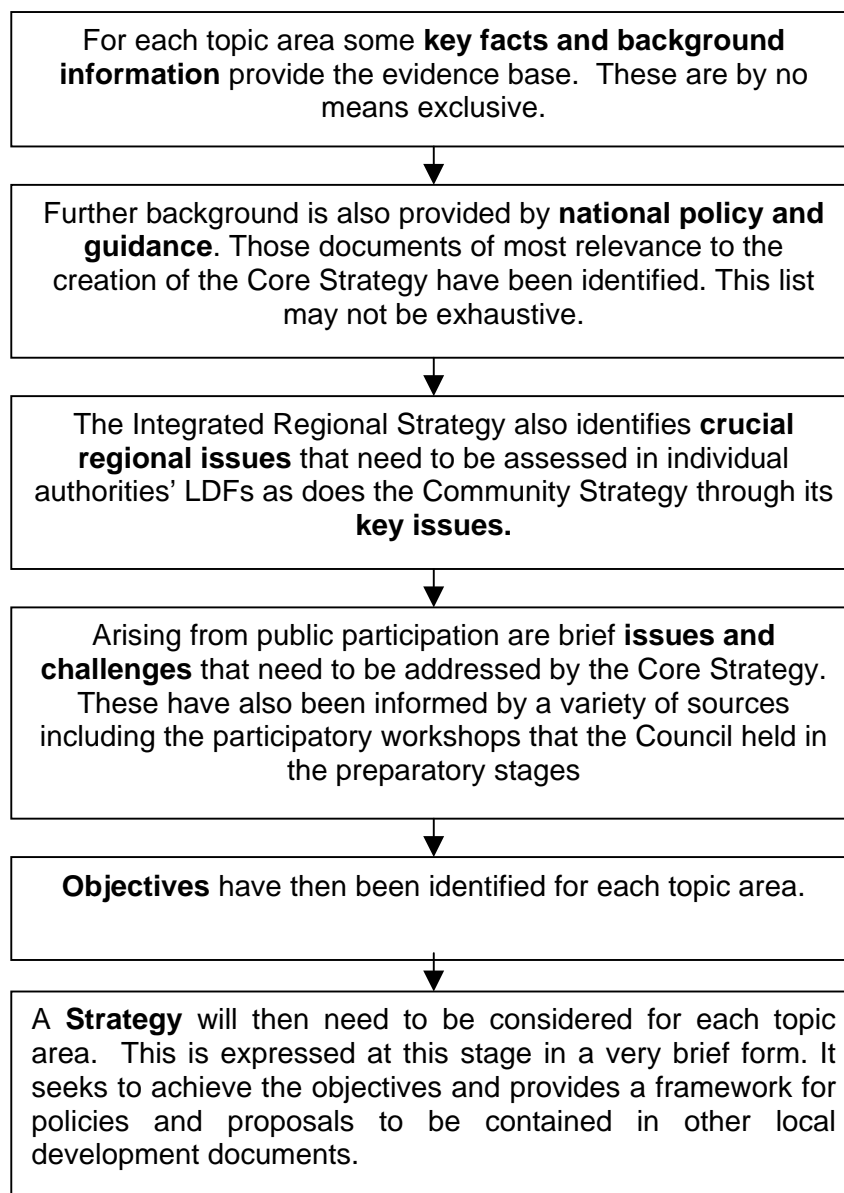
(ii) care for others and the environment.

## The Objectives

2.2 It is proposed that the Core Strategy be structured under the four main areas that form the structure of the Community Strategy plus a first general one of overview. These areas, therefore, are:

- strategic approach
- economy
- environment
- housing
- community wellbeing

2.3 The Objectives of the Core Strategy for each of the topic areas have been devised following a sequential approach set out below.



2.4 In summary, the sources of the Objectives, therefore, are as follows:

- national policy contained in PPGs/PPSs (see appendix);
- the Regional Strategy;
- the Community Strategy;
- the Council's Strategy on the relevant subject area.
- the response to consultation

2.5 These Objectives will also apply to the Site Specific Policies and Proposals, guiding the Council in the choice of sites or locations for particular land-uses.

## TOPIC AREA – STRATEGIC APPROACH

### BACKGROUND FACTS AND INFORMATION

- The period of the Draft Regional Spatial Strategy is to 2021.
- The period of this Local Development Framework is also to 2021.
- The draft Regional Spatial Strategy requires an average construction rate of 505 dwellings per annum in the period to 2021.
- The current construction rate in the district is around 500 dwellings pa and falling.
- There were at mid-year 2005 outstanding planning permissions for 3250 units.
- The southern part of the district is within the Haven Gateway sub-region as identified in the draft Regional Spatial Strategy. This sub-region is based around the Haven ports of Felixstowe, Harwich, Ipswich and Mistley
- The regional Spatial Strategy contains specific policies for this sub-region and sets out requirements in terms of housing and employment
- The requirement for new jobs in the Haven Gateway sub-region is 8000

### NATIONAL POLICIES & GUIDELINES (see Appendix for Titles)

PPS1, PPG3, PPG13

### REGIONAL POLICIES

Integrated Regional Strategy (“Sustainable Futures”)(2005) Regional Spatial Strategy (“East of England Plan”)(2004), Regional Sustainable Development Framework (2001)

### CRUCIAL REGIONAL ISSUES

- Housing supply, growth and sustainability: This includes the imperative to deliver a step-change in housing supply to give people the chance of a decent home and to address current constraints on economic growth. It raises major issues with regard to resource use and flags the fact that major developments are planned in areas that will be affected significantly by the impacts of climate change. Moreover there are real challenges in ensuring that new and expanded communities really are sustainable, this means that appropriate jobs, cultural assets, social infrastructures and green spaces must also be created.
- Transport, travel and infrastructure: This reflects the growing demand for travel as incomes rise and , increasingly, the growing need to travel given the way that the Region works. It raises questions about the sustainability of transport solutions and it flags the potential disjunction in policy between demands for major infrastructure improvements but also a commitment to reduce the need to travel. There is, at root, a challenge in terms of detaching economic growth from increasing demands for transport infrastructure. These issues have particular relevance in the Region in the context of its growing but double-edged role with respect to international gateways.

- Rural issues: Much of the Region is rural. Serious challenges surround
  - rural housing and jobs (affordability is increasingly problematic, and the low wage/low skill equilibrium is a particular challenge);
  - access to services (for those without the use of a car, many services are simply not available in the context of increasing centralisation, and the digital divide also has a distinctive rural dimension);
  - rural landscapes (which are highly valued but nevertheless on the fringes of economic viability);
  - the changing roles of market towns (which are becoming functionally detached from the surrounding rural areas); and
  - the full implications of the Common Agricultural Policy (CAP) reform package (which is likely to increase polarisation with some farmers intensifying production whilst others will be paid to generate environmental goods).

### **COMMUNITY STRATEGY KEY ISSUES**

- To sustain the key elements of a quality of life; in other words to attempt an understanding of what life in Suffolk Coastal is like and identify the challenges that need to be tackled in order to make it better.

### **LOCAL ISSUES AND CHALLENGES**

- Accommodating growth in a sustainable manner

### **LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE OBJECTIVES**

**CO1. Ensure that the number and distribution of new houses and jobs are balanced and reflect sustainable principles whilst respecting the character of settlements.**

**CO2. Make greater use of previously developed land and existing buildings, and use land more efficiently in meeting future development needs whilst ensuring that the quality of the built environment is maintained or improved**

**CO3. Meet the district's housing requirements as identified in the Regional Spatial Strategy**

**CO4. Deliver more integrated patterns of land use, movement, activity and development**

**CO5. Minimise the environmental impact of travel, by reducing the need to travel, encouraging the use of more environmentally friendly modes of transport, and widening choice of modes**

**CO6. Sustain viable rural communities**

## **STRATEGIC POLICY OPTIONS**

The Core Strategy will need to address such matters as:

1. The location of major housing and employment development
2. A settlement hierarchy
3. The pursuit of sustainable development
4. Protection and enhancement of the countryside and coast
5. The maintenance and improvement of infrastructure and services, including the use of planning obligations/legal agreements
6. The quality of the built environment

## **SITE SPECIFIC ALLOCATION AND POLICY OPTIONS**

Site specific allocation and policy options likely to emerge include:

1. The allocation of land for both strategic (meeting the needs of the Regional Spatial Strategy) and local housing and employment development
2. Identification of town and village envelopes

## TOPIC AREA – ECONOMY

### BACKGROUND FACTS AND INFORMATION

- The economic activity rate of Suffolk Coastal is 73.6%, the lowest in Suffolk (average 81%).
- The district has the most qualified workforce within Suffolk – only 26% have no formal qualifications.
- The district still suffers from the loss of young adults leaving the area
- Despite the high qualification proportion, many jobs in the north of the District are low skilled, low paid or seasonal.
- This is because agriculture is a major component on the economy (4.9%) with employment in this sector 5 x the national average.
- There are over 4,500 businesses that trade in the district, almost all employing less than 50 people.
- Of the large employers the Port of Felixstowe is the UK container hub, with warehousing and distribution particularly significant around it.
- The Port has approval for a considerable expansion/reconfiguration
- There are two high-tech business clusters at Martlesham Heath and Framlingham.
- At Martlesham Heath BT Exact operates as an IT research and development centre employing more than 3,000 engineers and scientists.
- The A12 plays an important role in the economy of the district
- The decommissioning of Sizewell 'A' will result in the loss of 525 direct and 105 indirect jobs in the next 5 years
- The overall value of tourism to Suffolk Coastal is estimated at £140 million.
- Tourism supports an estimated 2,800 full-time jobs plus approximately 1,200 seasonal and part-time jobs.
- Culture and heritage play major roles in the economy, most notably Snape Maltings with its concert hall and music school, as well as Sutton Hoo, which attracted 180,000 visitors in the year after opening a new Visitor Centre.
- The popularity of some visitor destinations has resulted in significant adverse impacts on host communities and the environment.
- There are 6 town centres - Aldeburgh, Felixstowe, Framlingham, Leiston, Saxmundham and Woodbridge.

### NATIONAL POLICIES & GUIDELINES (see Appendix for Titles)

PPS6, PPS7, PPG4, PPG21

### REGIONAL POLICIES

Integrated Regional Strategy ("Sustainable Futures") (2005), Regional Spatial Strategy ("East of England Plan") (2004), Regional Economic Strategy (2005)

## CRUCIAL REGIONAL ISSUES

- Building the knowledge economy: The East of England has substantial knowledge-based assets. In harnessing these, a view needs to be taken on the extent to which serious investment should be pumped into those parts of the Region that are already the most buoyant. The danger is that if it is not, the knowledge-based resources – and the potential – will be lost from the Region, particularly the southern part of Suffolk Coastal, altogether.
- Skills and labour supply: The Region's skills base is relatively weak – certainly in relation to the scope and potential of the knowledge economy. At the same time, there are major labour shortages, particularly in more traditional – and typically low paid – sectors. The dual labour market is a growing feature of the Region and this is surrounded by concerns about sustainability as those on middle and lower incomes cannot afford to live in many areas, both rural and urban.

## COMMUNITY STRATEGY KEY ISSUES

- Developing tourism, maritime and high technology industries
- The economy, with an emphasis on learning and skills
- Tackling regeneration in priority areas like Felixstowe

## LOCAL ISSUES AND CHALLENGES

1. Lack of accessibility to jobs, both in terms of the quality of the transport system but also the number and location of the jobs themselves
2. Lack of diversity in terms of employment opportunities.
3. Investment in the economy, notably in high-tech activity
4. The need for further research on the local economy, particularly if it is to be used to determine the choice of new employment sites
5. The pressure to develop existing employment sites for other uses, notably residential development
6. Tourism is good for the economy but the environment and local communities are sensitive to visitor pressure.
7. Young people leaving rural areas due to a lack of suitable jobs
8. the economic impact of the decommissioning of Sizewell A

## LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE OBJECTIVES

- CO7. Increase prosperity and employment growth to meet identified employment needs of the district, and achieve a more sustainable balance between workers and jobs**
- CO8. Realise the economic potential of the hi-technology cluster centred on Martlesham, and the Port-related industries centred on the Haven Ports.**
- CO9. Further small business growth, building on the assets of the area**
- CO10. Foster market towns as service employment and retail centres**
- CO11. Strengthen and diversify the rural economy through:**
- **Fostering the maintenance and expansion of existing employment and creation of new employment in the market towns of the District;**

- **Encouraging small scale farm and rural diversification enterprises which are compatible with objectives in respect of the environment**

**CO12. Promote all year round tourism based on the attributes (environmental, cultural and people) of the area, which optimises the benefits of employment and value to the economy that is compatible with maintaining the quality of life of the area.**

**CO13. Sustain and enhance the vitality and viability of town centres**

**CO14. Enable young people to achieve economic well being in terms of personal satisfaction, autonomy, security and development**

**CO15. Increase the regeneration and renewal of disadvantaged areas for reasons related to the economy, the environment and social well-being**

### **STRATEGIC POLICY OPTIONS**

The Core Strategy will need to address such matters as:

1. Designation of strategic employment areas
2. Diversification of the economic base
3. Protection or release of existing employment land
4. The rural economy
5. Tourism development
6. Retail, including the identification of regional centres, town centres and district centres

### **SITE SPECIFIC ALLOCATION AND POLICY OPTIONS**

Site specific allocation and policy options likely to emerge include:

1. Policies covering specific areas of employment land
2. Local allocations of land for employment
3. Sizewell A
4. Town centre boundaries
5. Policies in respect of the Port
6. Policies in respect of the resorts of Felixstowe and Aldeburgh

# TOPIC AREA – BUILT AND NATURAL ENVIRONMENTS

## BACKGROUND FACTS AND INFORMATION

- One-third of the district is designated an Area of Outstanding Natural Beauty.
- 50 kilometres of the district's coastline is a Heritage Coast.
- Considerable parts of the district are of local, national and international importance for wildlife and biodiversity.
- In the villages and built-up areas there are 33 Conservation Areas.
- Across the district are 2706 Listed Buildings, 59 being Grade I and 164 Grade II\*.
- The district has a rich archaeological heritage, with 120 Scheduled Ancient Monuments, the most spectacular possibly being Sutton Hoo, the location of an Anglo Saxon Treasure.
- In geographic terms the majority of the district is rural in character but almost 60% of the population lives in towns or the urban fringe of Ipswich
- 16% of the agricultural land is grade 1 and 2 in quality
- Of the coastline:
  - 6.5 kilometres is defended by the Council against erosion;
  - 16 kilometres is defended by the Environment Agency against flooding;
  - 5.5 and 2 kilometres are defended by private frontages against erosion and flooding respectively;
  - 22 kilometres consists mainly of vulnerable soft cliffs or sand and shingle ridges.
- within the district are 324 kilometres of designated main rivers (287 kilometres fluvial and 37 tidal);
- the main rivers are the Alde/Ore (including the Butley and Fromus), Blyth (including the Dunwich), Deben (including the Fynn and Lark), Minsmere, Orwell and Thorpeness Hundred;
- the decommissioning process for Sizewell A Magnox Nuclear Power Station is due to start in 2006 and last several years.

## NATIONAL POLICIES & GUIDELINES (see Appendix for Titles)

PPS1, PPS9, PPS7, PPS22, PPG15, PPG16, PPG19, PPG20, PPG25

## REGIONAL POLICIES

Integrated Regional Strategy ("Sustainable Futures") (2005), Regional Environmental Strategy (2003), Regional Sustainable Development Framework (2001)

## CRUCIAL REGIONAL ISSUES

- The manner in which resources are currently used in the East of England is not sustainable. This relates to a range of environmental resources – water, land, etc. The Region is under pressure in terms of its biodiversity and the fragmentation of habitats is a particular concern. It must also respond creatively to the pressures and opportunities associated with climate change. At the same time, the Region has scope and potential to be seriously innovative with regard to the use of resources and in this context, it has particular opportunities relating to renewable energy.

## COMMUNITY STRATEGY KEY ISSUES

- Estuary and coastal management

## LOCAL ISSUES AND CHALLENGES

1. Maintaining high quality design.
2. Recycling waste.
3. Energy conservation and renewable energy.
4. Conservation of water resources.
5. Coastline is subject to pressures, both human and natural.
6. Flooding
7. Air quality
8. The impact of changes in agriculture on the economy

## LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE OBJECTIVES

**CO16. Safeguard, enhance and manage the distinctive high quality of the environment of the District, including its:**

- bio-diversity;
- landscape;
- heritage;

**CO17. Safeguard the high quality of the built environment (town and village) from the effects of excessive and inappropriate development**

**CO18. Protect and enhance the built and historic environment and encourage good quality design and use of sustainable construction methods for all new development**

**CO19. Improve the process of estuary and coastal management, incorporating and integrating social, recreational, economic, physical and environmental issues and actions**

**CO20. Minimise the demand for use of resources, in particular water, minerals, aggregates and other natural resources whether finite or renewable, by encouraging efficient use, re-use, or use of recycled alternatives, and endeavouring to meet needs with minimum impact**

**CO21. Minimise the risk of flooding**

## **STRATEGIC POLICY OPTIONS**

The Core Strategy will need to address such matters as:

1. The built and natural environment and heritage
2. Separation and setting of individual communities
3. Securing good design
4. The conservation of energy resources and water
5. Renewable energy resources
6. Landscape designation
7. The protection and management of the coastline (and Shoreline Management Plans)

## **SITE SPECIFIC ALLOCATION AND POLICY OPTIONS**

Site specific allocation and policy options likely to emerge include:

1. Conservation area boundaries
2. Landscape designations
3. Areas of coastal management
4. Other specific identification of land/areas of environmental significance

## TOPIC AREA – HOUSING

### BACKGROUND FACTS AND INFORMATION

- At the midpoint of 2005 the average price of a house in Suffolk Coastal was £175,240 compared with £155,423 (Suffolk) and £163,584 (the country).
- Statistics show that 58% of households within the district would not now be able to purchase even in the lowest sector of the market.
- The number of homeless households with dependant children approaching the Council for assistance has increased in recent years to just over 100 in 2005.
- The district attracts many second homeowners (2,500 dwellings or 4.6% of the total dwellings at the 2001 census) or people retiring to the area, especially along the coast.
- Gypsies and Romanies constitute a very low proportion of the population; in January 2005 three encampments each containing one vehicle were recorded
- The district is, however, a destination for new age travellers
- The Council has commissioned a combined housing need and house condition survey the results of which are expected in May 2006 and will provide an input into the LDF process

### NATIONAL POLICIES & GUIDELINES (see Appendix for Titles)

PPG3

### REGIONAL POLICIES

Integrated Regional Strategy (“Sustainable Futures”) (2005), Regional Spatial Strategy (“East of England Plan”) (2004), Regional Housing Strategy (2004)

### CRUCIAL REGIONAL ISSUES

- Housing supply, growth and sustainability: This includes the imperative to deliver a step-change in housing supply to give people the chance of a decent home and to address current constraints on economic growth. It raises major issues with regard to resource use and flags the fact that major developments are planned in areas that will be affected significantly by the impacts of climate change. Moreover there are real challenges in ensuring that new and expanded communities really are sustainable, this means that appropriate jobs, cultural assets, social infrastructures and green spaces must also be created.

### COMMUNITY STRATEGY KEY ISSUES

- Affordable housing
- Older people living in their own homes/communities

### LOCAL ISSUES AND CHALLENGES

1. Lack of houses at prices affordable to local people.
2. Lack of social rented housing.
3. Imbalance between housing needs and supply.

4. Second homeowners – denying local people the opportunity to buy units, particularly small ones.
5. Efficient use of land and high densities may not reflect the character of the area.
6. Retaining or creating small units of accommodation
7. The potential imbalance between the supply of housing and the needs

### LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE OBJECTIVES

**CO22. Increase the stock of social rented and low cost housing to meet local needs.**

**CO23. Increase and maintain the stock of small housing units.**

### STRATEGIC POLICY OPTIONS

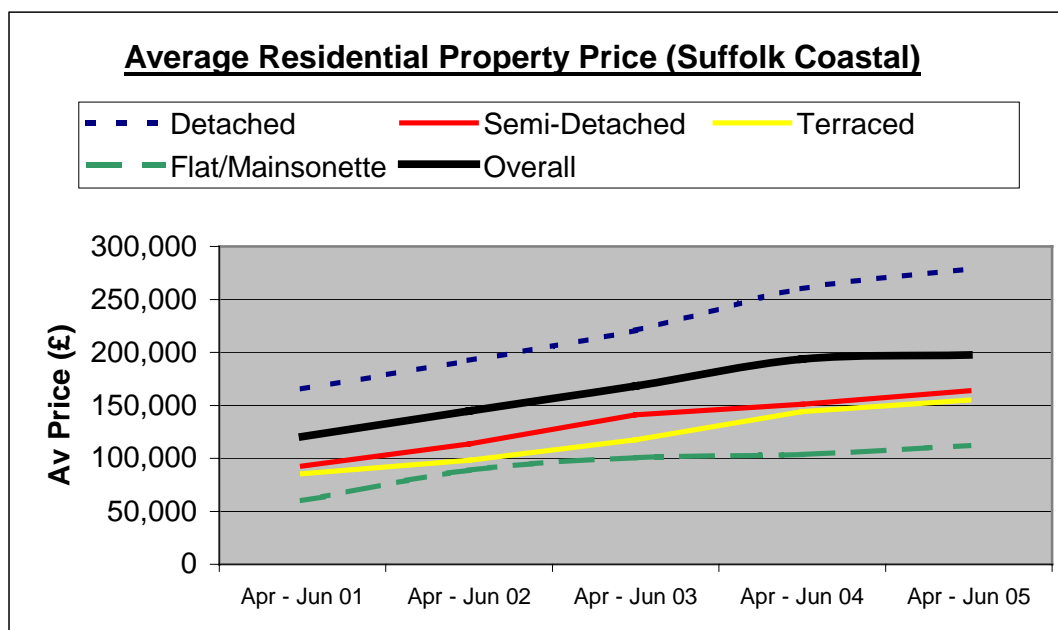
The Core Strategy will need to address such matters as:

1. How to provide balanced/mixed communities, with no social exclusion.
2. Affordable housing needs, based on up to date assessment
3. A definition of affordable housing (including the issue of key sector workers)

### SITE SPECIFIC ALLOCATION AND POLICY OPTIONS

Site specific allocation and policy options likely to emerge include:

1. Land identified for affordable housing



## TOPIC AREA – COMMUNITY WELL-BEING

### BACKGROUND FACTS AND INFORMATION

- 21% of the population of 115,000 is aged over 65 (compared with 17% in both the East of England and Great Britain as a whole).
- The district has high life expectancy rates – women 82.4 years and men 78.
- The crime levels are low statistically but surveys show that fear of crime is high.
- The A14 and A12 are the two major roads serving the district; the A12 is a valuable backbone connecting to the north and beyond.
- There is access to some of the main towns by way of the East Suffolk Rail Line.
- In its first 3 years the Local Plan Policy on playspace contributions has created over £500,000 for community use.

### NATIONAL POLICIES & GUIDELINES (see Appendix for Titles)

PPS7, PPG13, PPG17

### REGIONAL POLICIES

Integrated Regional Strategy (“Sustainable Futures”) (2005), Regional Spatial Strategy (“East of England Plan”) (2004), Regional Cultural Strategy (2004), Regional Social Strategy (2004)

### CRUCIAL REGIONAL ISSUES

- Deprivation and access to services: Despite the strength of the regional economy and – for the most part – the quality of environmental assets, serious poverty, disadvantage and exclusion continues in the East of England. Including Suffolk Coastal it is apparent in areas with weak economies, but it is also prevalent in some of the most buoyant parts of the Region. It suggests major and continuing challenges in terms of improving the quality of life for all who live and work in the East of England; building social capital must be a priority.
- Health and well-being: Within the East of England, there are substantial health inequalities. Many of these correlate strongly with measures of relative poverty and disparities across the Region are marked. However, there are also issues relating to health and well-being, which can be linked to economic growth: long working hours and the ‘long hours culture’ are also having adverse impacts on health and well-being.

## COMMUNITY STRATEGY KEY ISSUES

- Feeling safe/being safe from crime
- Access to services
- Providing support for vulnerable adults and young people
- Community development
- Healthy lifestyles

## LOCAL ISSUES AND CHALLENGES

1. Perceived lack of public involvement in the planning process.
2. Fear of crime.
3. Lack of facilities for young people.
4. Pressure on services caused by an ageing population
5. Road safety, particularly for cyclists and pedestrians.
6. Lack of integration of different modes of travel.
7. Loss and lack of local facilities and services.
8. Heavy lorries in rural areas.

## LOCAL DEVELOPMENT FRAMEWORK - DRAFT CORE OBJECTIVES

**CO24. Ensure that infrastructure programmes, whether for transport, utilities or social infrastructure, will address current deficiencies and meet development requirements; and that the responsible agencies commit the resources needed to implement these programmes and co-ordinate delivery with development**

**CO25. Reducing the fear of crime in local communities.**

**CO26. Identify needs and deficiencies in public, voluntary and commercial service provision and seek new approaches to meet those needs and address deficiencies**

**CO27. Promote better access for every member of the community - particularly younger and older people, those who are disadvantaged, those in remote rural areas, and families - to housing, employment, services and facilities**

**CO28. Encourage the retention of appropriate local services including post offices and shops in villages and district centres.**

**CO29. Maintain and enhance cultural diversity while addressing the distinctive needs of different parts of the district**

**CO30. Reduce the number of people killed or seriously injured on the road**

**CO31. Meet the needs of younger people, including providing them with opportunities to contribute to the development and delivery of services and activities to meet their needs**

**CO32. Ensure the community is as healthy as possible by providing/promoting opportunities for it to live a healthy life style**

## **STRATEGIC POLICY OPTIONS**

The Core Strategy will need to address such matters as:

1. Outdoor playspace, including standards of provision
2. Greenspace, including a local standard set following an assessment of needs.
3. Accessibility
4. Cycling and walking
5. Car parking standards
6. Local and Community facilities and services
7. Designing out crime

## **SITE SPECIFIC ALLOCATION AND POLICY OPTIONS**

Site specific allocation and policy options likely to emerge include:

1. Land identified for greenspace
2. Land identified and/or protected for playspace
3. Schemes which promote cycling and/or walking as well as the shared use of space with motor vehicles

## **APPENDIX**

### **NATIONAL PLANNING POLICY**

#### **Planning Policy Statements:**

PPS1 Delivering Sustainable Development  
PPS6 Planning for Town Centres  
PPS7 Sustainable Development in Rural Areas  
PPS9 Biodiversity and Geological Conservation  
PPS22 Renewable Energy

#### **Planning Policy Guidance Notes**

PPG3 Housing  
PPG4 Industrial and Commercial Development and Small Firms  
PPG13 Transport  
PPG15 Planning and the Historic Environment  
PPG16 Archaeology and Planning  
PPG17 Planning for Open Space, Sport and Recreation  
PPG19 Outdoor Advertisement Control  
PPG20 Coastal Planning  
PPG21 Tourism  
PPG25 Development and Flood Risk

These can be found at [www.odpm.gov.uk/planning](http://www.odpm.gov.uk/planning)

### **REGIONAL PLANNING POLICY**

The documents referred to are available at [www.eera.gov.uk](http://www.eera.gov.uk)

**SUFFOLK COASTAL LOCAL DEVELOPMENT FRAMEWORK  
CORE STRATEGY & SITE SPECIFIC ALLOCATIONS/POLICIES  
VISION AND OBJECTIVES  
COMMENT FORM**

<b>NAME &amp; ADDRESS:</b>	<b>Telephone:</b>
	<b>Email:</b>
<b>AGENT'S DETAILS (if applicable):</b>	<b>Telephone/Fax:</b>
	<b>Email:</b>

**If you are commenting on a specific objective, please indicate which it is:**

**Topic Area:**

**Objective No:**

**Are you supporting or objecting to this Objective? (Please mark box 'x')**

**Supporting**

**Objecting**

**Please indicate, in detail, the nature of your support/objection (continue on a separate sheet if necessary).**

Please take the opportunity to make any suggestions on other matters such as the issues to be addressed, potential policies or the use of specific areas of land (continue on a separate sheet if necessary). A map would be useful if you are commenting on a specific parcel of land.

**Signed:**

**Dated:**

**Please note the following: -**

- You are recommended to use this form as it will enable us to deal with your comments accurately and efficiently.
- Please complete all sections fully and clearly in pen.
- Please use one form per comment/objection. You may obtain more forms via the Council's Offices or website [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)
- Comments cannot be treated confidentially and will be made public.

**Thank you for your comments.**

**Please return this form by post or email to:**

**Planning Services, Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, Suffolk, IP12 1AU or [development.policy@suffolkcoastal.gov.uk](mailto:development.policy@suffolkcoastal.gov.uk)**

**COMMENTS MUST BE SUBMITTED NO LATER THAN  
Tuesday 2<sup>nd</sup> May 2006**

**FOR OFFICIAL USE ONLY**

**Reference number:**

**Date Acknowledged:**



