APPENDICES

1. Glossary

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4. Housing Distribution Options

5. Summary of Issues - David Lock Study

6. Population Structure

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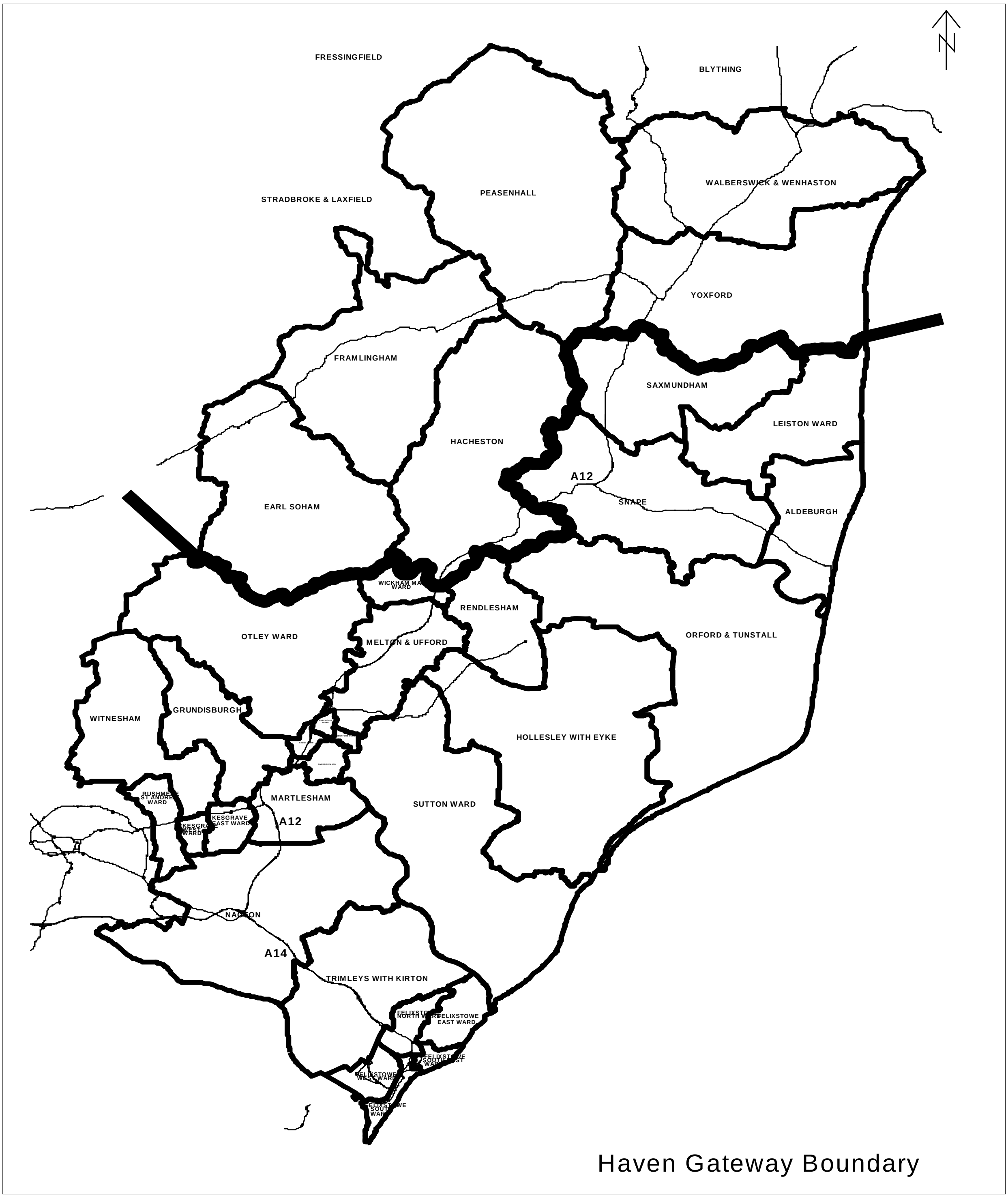
APPENDIX 1 GLOSSARY

Brownfield	Land which was previously developed
Estate	A number of dwellings, in excess of 5, related to a new estate road linking to the existing road system
Greenfield	Land which was not previously developed
Group	Not more than 5 dwellings related one with another, utilising an existing road frontage, or short cul-de-sac or court
Haven Gateway	A sub-region identified in the Regional Spatial Strategy and based around the haven ports of Felixstowe, Harwich, Ipswich and Mistley. Part of the district of Suffolk Coastal falls within the sub-region and this is shown on the Map in Appendix x.
Infill	The filling of a small undeveloped plot in an otherwise built up frontage. A "small undeveloped plot" is one which would normally be filled by one or two dwellings. If a plot can accommodate more than this scale of growth, its development would not be infilling. Even where a gap is small, it may be desirable to retain it as an essential feature in the street scene, and there is no automatic assumption that new housing will be approved.
Ipswich Policy Area	This consists of the parishes of Brightwell, Foxhall, Little Bealings, Martlesham, Nacton, Playford, Purdis Farm and Rushmere St Andrew as well as the town of Kesgrave
Key Service Centres	These are villages with a wide range of services, enjoyed by a rural catchment area. (See Appendix 5) Within the Haven Gateway the key service centres, upon first analysis, are considered to be Alderton, Eyke, Grundisburgh, Hollesley, Kirton, Knodishall, Melton, Orford, Otley, Rendlesham, Snape, Ufford, Wickham Market and Witnesham. Outside the Haven Gateway they are considered to consist of Blythburgh, Bramfield, Dennington, Earl Soham, Peasenhall, Westleton and Yoxford.
Local Need	Houses to meet the needs of the local community. These may be permitted as exceptions to normal policy, for example all or in part schemes by registered social landlords on the edges of settlements. These will not be considered to constitute a contribution to meeting the strategic housing requirements as identified in the RSS and the actual amount of housing is as yet unknown.
Market Towns	Within the Haven Gateway these are Aldeburgh, Leiston, Saxmundham and Woodbridge. Outside the Haven Gateway the only market town is Framlingham
OPPs	Outstanding planning permissions, some of which may be under construction
Regional Spatial Strategy (RSS)	Also known as the East of England Plan this sets the context and framework for the Core Strategy. The RSS identifies the housing requirement in the district at the year 2021.

Urban Capacity	An attempt to assess the potential for development within the main urban areas and market towns, consisting of such sites as vacant land, redundant employment sites, redevelopment, intensification, accommodation above shops etc.
Windfall	Windfall development comprises two types of residential development. Firstly, the occurrence of development on small sites of under 10 dwelling units such as infill plots or conversions. An estimate consists of a projection of consents granted over the previous 5 years, discounted by 60% on the basis that the supply is not infinite. The second type comprises those sites which come forward for development unexpectedly within the Plan period for example through the closure of a business.

APPENDIX 2 HAVEN GATEWAY SUBREGION

Scale 1:200000



APPENDIX 3 EVIDENCE BASE & BIBLIOGRAPHY

NATIONAL PLANNING POLICY

Planning Policy Statements:

PPS1 Delivering Sustainable Development
PPS 6 Planning for Town Centres
PPS 7 Sustainable Development in Rural Areas
PPS 9 Biodiversity and Geological Conservation
PPS12 Local Development Frameworks
PPS 22 Renewable Energy

Good Practice Guide on Planning for Tourism (replaces PPG21)

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
PPG25 Development and Flood Risk

These can be found at www.dclg.gov.uk/planning

REGIONAL PLANNING POLICY

The documents referred to are available at www.eera.gov.uk

SUFFOLK COASTAL DISTRICT COUNCIL

The documents referred to are available at www.suffolkcoastal.gov.uk

- Haven Gateway Employment Land Study (DTZ Pieda) (2005)
- Haven Gateway Regeneration Study (Royal Haskoning) (2005)
- Haven Gateway Strategic Residential and Infrastructure Study (Roger Tym & Partners) (2005)
- Local Strategy for Felixstowe Peninsula (David Lock) (2006)
- Suffolk Coastal Employment Study (DTZ) (2006)
- Suffolk Coastal Housing Needs Study (ORS) (2006).
- Suffolk Coastal Land Availability Housing SCDC) (2006).
- Suffolk Coastal Local Development Framework Annual Monitoring Report (SCDC) (2006)
- Suffolk Coastal Local Strategic Partnership Community Strategy (2005) (and soon to be reviewed)
- Suffolk Coastal Play Space Audit (SCDC) (2006)
- Suffolk Coastal Retail Study (CBRE) (2003).
- Suffolk Coastal Urban Capacity Study (SCDC) (2004) and due to be updated.
- Suffolk Local Transport Plan 2 (Suffolk County Council) (2006)

APPENDIX 4 - OPTIONS FOR THE DISTRIBUTION OF HOUSING

Footnotes to all tables: All figures are rounded

Footnotes:

1 Ipswich Policy Area includes the parishes of Brightwell, Foxhall, Little Bealings, Martlesham, Nacton, Playford, Purdis Farm, and Rushmere St Andrew; and the town of Kesgrave

2 Discounted by 10%

3 Based on field survey

4 Estimate based on previous trend rate

OPTION 1 – THE LOCATION FOR ALL STRATEGIC GROWTH IN THE DISTRICT IS THE IPSWICH POLICY AREA

	1	**2**	**3**	**4**	**5**	**6**
	Ipswich Policy Area[1]	**Felixstowe & Trimleys**	**Market Towns**	**Key Service Centres**	**Other Villages**	**District Total**
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	3620	0	0	0	0	3620
TOTAL NEW HOUSES 2001-2021	5920	710	1800	1090	680	10200
% proportion of total Increase in housing stock	58%	7%	18%	11%	5%	100%
HOUSING STOCK 2021	15590	14150	12270	10140	10720	62870
% Increase in housing stock 2001-2021	61%	5%	17%	12%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
Has potential to distort housing market Lack of allocations in other areas could result in long term stagnation and decline and lack of willingness by others to invest in the area. Fails to achieve the vision for the district in terms of addressing the need for regeneration at Saxmundham and Leiston. Fails significantly to address the issues in Felixstowe Possible highway constraints Inconsistent with the RSS in that, although the main focus of new provision within the district being is the Ipswich Policy Area, the allocations exceed the requirement.	Concentrates development in a sustainable location Complements location of strategic employment sites at Martlesham and Nacton Maximises the opportunity to concentrate investment in new and improved infrastructure to support the new development and benefit existing residents Will achieve a high level of affordable housing.

OPTION 2 – THE LOCATION FOR STRATEGIC GROWTH IN THE DISTRICT IS FELIXSTOWE/TRIMLEYS

	1	2	3	4	5	6
	Ipswich Policy Area[1]	**Felixstowe & Trimleys**	**Market Towns**	**Key Service Centres**	**Other Villages**	**District Total**
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	900	2720	0	0	0	3620
TOTAL NEW HOUSES 2001-2021	3200	3430	1800	1090	680	10200
% proportion of total Increase in housing stock	31%	34%	18%	11%	5%	100%
HOUSING STOCK 2021	12870	16870	12270	10140	10720	62870
% Increase in housing stock 2001-2021	33%	26%	17%	12%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
Offers a wide ranger of choice of size and range of sites, but still limited in geographical spread. Lack of allocations in other areas could result in long term stagnation and decline and lack of willingness by others to invest Fails to meet the vision for the district in respect of the need for regeneration at Leiston and Saxmundham Possible highway and other constraints	Concentrates development in the two most sustainable locations Offers a wider range of sites so less vulnerable to not achieving a rolling 5-year housing land supply. Would address the need for the regeneration of Felixstowe and go some way to reversing the trend for inward commuting for work. Would support the economic investment at Felixstowe Port. Would achieve a significant amount of affordable housing Consistent with the RSS

OPTION 3 – THE LOCATIONS FOR STRATEGIC GROWTH IN THE DISTRICT ARE EVENLY DISTRIBUTED BETWEN IPSWICH POLICY AREA AND FELIXSTOWE/TRIMLEYS

	1 Ipswich Policy Area[1]	2 Felixstowe & Trimleys	3 Market Towns	4 Key Service Centres	5 Other Villages	6 District Total
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	1810	1810	0	0	0	3620
TOTAL NEW HOUSES 2001-2021	4110	2520	1800	1090	680	10200
% proportion of total Increase in housing stock	40%	25%	18%	11%	5%	100%
HOUSING STOCK 2021	13780	15960	12270	10140	10720	62870
% Increase in housing stock 2001-2021	43%	19%	17%	12%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
Offers a wide ranger of choice of size and range of sites, but still limited in geographical spread. Lack of allocations in other areas could result in long term stagnation and decline and lack of willingness by others to invest Fails to meet the vision for the district in respect of the need for regeneration at Leiston and Saxmundham Possible highway and other constraints	Concentrates development in the two most sustainable locations Offers a wider range of sites so less vulnerable to not achieving a rolling 5-year housing land supply. Would address the need for the regeneration of Felixstowe and go some way to reversing the trend for inward commuting for work. Would support the economic investment at Felixstowe Port. Would achieve a significant amount of affordable housing Inconsistent with the RSS in that in the Ipswich Policy Area, the allocations exceed the requirement.

OPTION 4 –THE LOCATIONS FOR STRATEGIC GROWTH IN THE DISTRICT ARE DISTRIBUTED BETWEEN THE MAJOR CENTRES AND TOWNS

	1 Ipswich Policy Area[1]	2 Felixstowe & Trimleys	3 Market Towns	4 Key Service Centres	5 Other Villages	6 District Total
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	900	2220	500	0	0	3620
TOTAL NEW HOUSES 2001-2021	3200	2930	2300	1090	680	10200
% proportion of total Increase in housing stock	31%	29%	23%	11%	5%	100%
HOUSING STOCK 2021	12870	16370	12270	10140	10720	62870
% Increase in housing stock 2001-2021	33%	22%	22%	12%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
This option represents a more diluted form of development with a wider geographic spread than options 1-3. fails to offer sufficient investment in Felixstowe to reverse its current decline. Investment in new and improved infrastructure will be more limited due to the wider spread of development	This option best fits the stated vision for the district including the regeneration of Felxistowe, Saxmundham and Leiston. It offers a range and choice of sites thereby limiting any adverse impact on the housing market and helping to secure a steady rolling 5-year housing land supply. It will provide a significant amount of affordable housing but spread across the area Investment across the area will help secure the vitality and viability of the market towns. This approach accords with response to earlier consultation exercises.

OPTION 5 – THE LOCATIONS FOR STRATEGIC GROWTH IN THE DISTRICT ARE EVENLY DISTRIBUTED BETWEEN SUSTAINABLE SETTLEMENTS

	1 Ipswich Policy Area[1]	2 Felixstowe & Trimleys	3 Market Towns	4 Key Service Centres	5 Other Villages	6 District Total
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	900	2120	500	100	0	3620
TOTAL NEW HOUSES 2001-2021	3200	2830	2300	1190	680	10200
% proportion of total Increase in housing stock	31%	28%	23%	12%	5%	100%
HOUSING STOCK 2021	12870	16270	12270	10240	10720	62870
% Increase in housing stock 2001-2021	33%	21%	22%	13%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
Distribution of strategic levels of development across a larger number of settlements could potentially provide fewer benefits as investment in development becomes overly diluted. A more dispersed pattern of development could potentially result in an under investment in new housing in key areas such as Felixstowe such that the levels of new provision are insufficient to achieve the regeneration objectives set out in the Vision. Strategic levels of housing provision are unlikely to be appropriate for all key service centres	In theory, this option would help support the vitality and viability of a wider range of settlements. It would provide a significant amount of affordable housing across a wider geographical area. The results of consultation support a wider dispersal of housing provision than one that is more concentrated. It provides a wide range of choice and size of site. Consistent with the RSS

OPTION 6 – GOING FOR MANAGED GROWTH IN THE DISTRICT BEYOND 2021

	1	2	3	4	5	6
	Ipswich Policy Area[1]	**Felixstowe & Trimleys**	**Market Towns**	**Key Service Centres**	**Other Villages**	**District Total**
HOUSING STOCK 2001	9670	13440	10470	9050	10040	52670
% Proportion Of Total Housing Stock	18%	26%	20%	17%	19%	100%
COMPLETIONS 2001-2004	490	80	460	280	150	1460
OPP'S 2004[2]	1320	140	590	560	200	2810
URBAN CAPACITY 2004[2]	490[3]	490[3]	750[3]	250[3]	330[4]	2310
WINDFALL 2004-2021	0	0	0	0	0	0
ALLOCATIONS	1500	2720	500	100	0	4820
TOTAL NEW HOUSES 2001-2021	3800	3430	2300	1190	680	11400
% proportion of total Increase in housing stock	33%	30%	20%	10%	6%	100%
HOUSING STOCK 2021	13470	16870	12770	10240	10720	64070
% Increase in housing stock 2001-2021	39%	26%	22%	13%	7%	19%

NEGATIVE IMPLICATIONS	BENEFITS
Contrary to the RSS Allocating housing over and above that set out in the RSS could cause problems of blight. There is no guarantee that the level of development set or the locations identified would be agreed at the sub-regional level in the longer term. Potential highway and other constraints. Allocating such significant amounts of greenfield land may have an adverse effect on other sites being brought forward, particularly brownfield sites. Lack of allocations in other areas could result in long term stagnation and decline and lack of willingness by others to invest	Developments on this scale potentially provide the critical mass to secure major investment in infrastructure in each of these areas. Developments on this scale, particularly that at Ipswich Policy Area, would allow for development to take place in a comprehensive manner and to an agreed phasing plan providing certainty to those moving into the area. It would secure provision of significant amounts of affordable housing over a longer period of time. Would regenerate Felixstowe and ensure protection of services

APPENDIX 5 - SUMMARY - DAVID LOCK STUDY

"A LOCAL STRATEGY FOR THE FELIXSTOWE PENINSULA"
as produced by David Lock Associates in association with SQW, BBP and Hyder Consulting.

Introduction

The study was commissioned jointly by the East of England Development Agency, English Partnerships, Suffolk Coastal District Council, Felixstowe Town Council and the Haven Gateway Partnership.

The Brief was to produce an independent study of the Felixstowe Peninsula:

"*To formulate a long term strategy to guide the regeneration to guide the regeneration and enhancement of the urban fabric of Felixstowe and adjoining villages*."

The study was completed in April 2006. It revealed a number of trends that, without intervention, threaten many simple aspects of life that the existing population currently, and future generations might, take for granted.

Relevance to the Suffolk Coastal District as a Whole

Although the Study was focused on Felixstowe, Trimley St Martin and Trimley St Mary many of the key issues that emerged are relevant to the district of Suffolk Coastal as a whole. In particular:

Many communities contain a distinct population imbalance, particularly the coastal towns and rural villages

This is evident in the presence in some areas of more people of retirement age and fewer people of working age. This changing profile could become critical to the retention of services if trends continue.

The population of the district as a whole is increasing slowly, but household size is falling.

The Office of the Deputy Prime Minister released new household projections in March 2006. These suggested that average household size is likely to fall from 2.34 persons in 2003 to 2.1 persons in 2026. This fall is largely attributed to an increase in one-person households brought about by social changes in the way we live. This includes people marrying later in life, having children later in life, increasing levels of divorce and longer life expectancy. Therefore, a stable population would have a greater demand for more homes.

Without an appropriate balance between jobs and houses the level of commuting can be increased significantly

Felixstowe and the Trimleys

In respect of these settlements the key issues arising from the study are summarised below.

The Profile of the Local Population

There is a distinct population imbalance in the town

The town's population has more people of retirement age and fewer people of working age than the norm, either in the rest of Suffolk or across the UK, though broadly comparable with other seaside towns. This profile could become critical to the vitality and viability of the town if trends continue.

Over the period 1991-2001, the population grew by 6.6%, but there was a reduction by 5.7% of 18-29 year olds and a growth by 7.4% of people aged 45-64. 60 plus year olds make up approximately 28% of the towns population, compared to:

23% in Suffolk
20% nationally.

In 2001, 51% of people moving away from Felixstowe were aged between 16 and 34. The brightest minds and most able individuals are being lost from the town.

Housing

For the Felixstowe Peninsula, should the population be stable, there will be a greater demand for homes from the existing population. Should no new homes be built, people will be forced to move away from the Peninsula in search of homes. The fall could be by as much as 3,650 people, mainly young families and children. To stop this fall 1,740 new homes would need to be built.

So despite slow population growth, there are even more people looking for homes, and Felixstowe has more and more smaller households - single people or couples particularly those that are key workers or first time buyers.

This increase in demand for homes is not matched by the number or type of homes in the town. Young couples and young families have to move away even though they may not wish to.

The growth of jobs in Felixstowe, driven by expansion of the Port, is out of balance with the availability of housing. The Port is proposing to expand substantially. When it does, the existing housing imbalance will get worse. At a time when planning policy is aimed at minimising the need to travel to minimise the use of finite energy resources and the production of greenhouse gases, this pattern may not be sustainable.

Broadening the Economic Base

The 2001 Census revealed that there was a daily net inflow to Felixstowe of 2,719 workers. This comprised an outflow of 3,600 Felixstowe residents to jobs in Ipswich and elsewhere and an inflow of 6,319 non-residents who work in Felixstowe but live elsewhere.

The Port is the largest container Port in the UK and the 5th largest in Europe:

It employs over 2,700 people.
a further 9,850 work in Port related businesses.
this is 45% of the total workforce in the Felixstowe area.
it is estimated that the South Reconfiguration scheme would create a further 620 direct jobs in Felixstowe and 860 in indirect and induced jobs

The Port dominates the town’s economy and use of land, but does not connect with the wider town physically, socially or economically as strongly as it could.

It is not good for the economy of a town to be so reliant on one activity. Felixstowe may need to diversify its economy to offer new opportunities. To do this it may need a different and distinct employment development away from the Port.

Data indicates an entrepreneurial spirit in the town. The total number of businesses increased by 9.7% per annum between 1998 and 2002 equating to 32 businesses per year.

Resort and Town Centre

National trends for domestic tourism in the UK have not been encouraging for decades, with visitor numbers to UK tourist destinations, especially coastal towns falling in the face of more exotic and increasingly affordable foreign holiday destinations.

Within the UK the greatest increases in visitor numbers are experienced at country parks and museums/art galleries and the greatest decreases at gardens. The overall increase nationally was driven by an increase among attractions in urban locations, but countered by a slight decline in numbers at coastal locations.

Another ongoing trend is the shift of visitors away from smaller attractions in favour of their larger counterparts. Again this is particularly concerning for the smaller, more traditional tourist destinations such as Felixstowe, which do not offer the major attractions seemingly sought by the average, modern tourist.

The issue of identity should not be underestimated. Although Felixstowe the seaside resort is a shadow of its former self, this heritage permeates the very essence of the town.

Perhaps Felixstowe's greatest leisure asset is the continuous seafront which stretches from Landguard Fort in the south to Felixstowe Ferry in the north.

The length of the seafront may be a weakness at present, because of the inclination to continue to spread investment thinly but evenly along the whole seafront

A "health check" of the town centre reveals:

- A vital and viable centre
- Above average comparison provision, a good balance of service uses
- Limited number of "key attractions", but relatively high % of multiple retailers
- Relatively good choice of convenience stores
- Vacancy rate of 10% is consistent with UK average
- Potential to recapture "leaked" convenience trade
- Potential for additional floorspace for comparison goods however
- Development opportunities are limited

Emphasis should be on creating areas that are less dominated by motor vehicles and encouragement given to pedestrians and cyclists by providing safe and attractive routes, and jobs and facilities that can be reached without the use of the car.

Infrastructure Requirements

The Peninsula is dependent on a few transport links that connect to the wider region. A lack of alternative routes and high levels of commuting means the A14 is becoming increasingly congested;

The railway link is an asset but patronage is low, despite increasing congestion on the A14. Continued passenger services are increasingly under pressure to create capacity for more freight on the railway.

A bus service operating between Felixstowe and Ipswich is popular but its capacity is minor in comparison to car traffic, and it has no priority when congestion is at its highest.

School rolls are falling because there are fewer children. The average household is getting both older and smaller. From age 16, young people are taking up educational opportunities elsewhere, especially in Ipswich.

The recently approved Suffolk University College in Ipswich is an opportunity for Felixstowe to seek a specialist higher education unit in the town.

The importance of the provision of sport and recreation cannot be underestimated. As a nation, our increasingly sedentary working and social lives have led to pressure for us all to adopt healthier and more active lifestyles.

Felixstowe benefits from existing heavily used sports provision at the Leisure Centre on the seafront, Brackenbury Sports Centre, the golf club, and sailing as well as number of local sports groups.

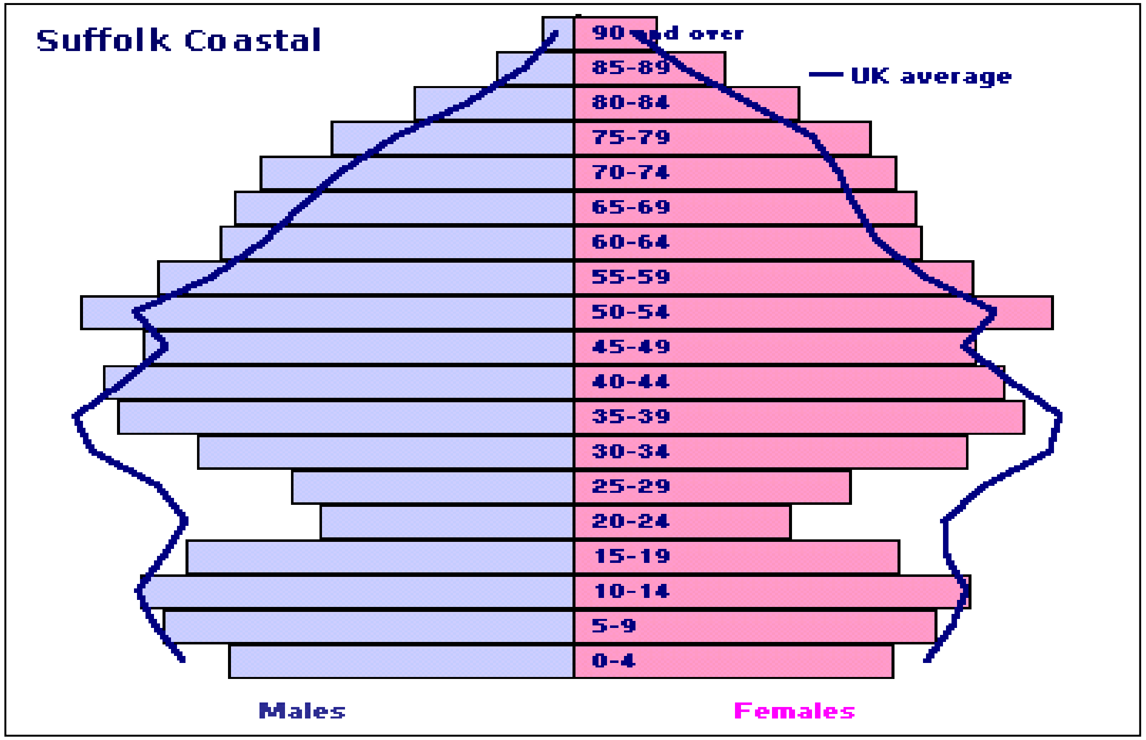
However, there is demand for further sport and recreation provision by existing residents, which could also provide a valuable tourist resource.

Increased and improved sporting facilities can also help to attract, and retain, younger residents which the town needs.

Good schools and further education are important; a significant proportion of Felixstowe residents have no qualifications (for example: 30% of people of working age in Felixstowe's South Ward).

APPENDIX 6 - POPULATION PROFILE AND PREDICTED POPULATION STRUCTURE

2001 Population Profile



Source: ONS Census 2001

Existing (2001) and Predicted (2021) Population Profile

Location	People aged:							Total Population
	0 - 4	5 - 15	16 - 24	25 – 44	45 - 64	65 - 74	75+	
Aldeburgh	112	221	167	502	696	494	601	2,793
Felixstowe*	1,543	4,124	2,678	7,547	7,467	2,786	3,524	29,669
Framlingham	130	465	389	657	725	389	359	3,114
Ipswich Policy Area**	1,428	3,552	1,861	6,730	6,136	2,447	1,707	23,861
Leiston	306	803	498	1,399	1,309	498	544	5,357
Saxmundham	180	373	213	751	599	322	274	2,712
Woodbridge	345	911	564	1,596	1,885	935	1,132	7,368
Villages & Rural Areas	2110	5931	3171	9980	12202	4520	3780	41865
Rest of District	2058	5704	3066	9647	11712	4268	3641	40336
DISTRICT (2001)	**6,102**	**16,153**	**9,436**	**28,829**	**30,529**	**12,139**	**11,782**	**115,210**
DISTRICT (%)	**5%**	**14%**	**8%**	**25%**	**26%**	**11%**	**10%**	**100%**
DISTRICT (2021)	**5,500**	**12,700**	**10,900**	**25,100**	**37,800**	**19,800**	**19,400**	**131,200**
DISTRICT (%)	**4%**	**10%**	**8%**	**19%**	**29%**	**15%**	**15%**	**100%**

Source: ONS – Census 2001 and ONS 2003 - based sub-national population projections.
* Includes parishes of Felixstowe, Trimley St Mary and Trimley St Martin

** Includes parishes of Brightwell, Foxhall, Little Bealings, Martlesham, Nacton, Playford, Purdis Farm, and Rushmere St Andrew; and the town of Kesgrave

APPENDIX 7 - HOUSING TRAJECTORY