



Suffolk Coastal...
where quality of life counts



Suffolk Coastal Local Development Framework Annual Monitoring Report

December 2006



Suffolk Coastal
Local Development
Framework

EXECUTIVE SUMMARY

Substantial changes to the planning system and development plans have come into effect via the Planning & Compulsory Purchase Act (2004). These changes include the replacement of Local Plans with Local Development Frameworks (LDFs).

Under the new system of LDFs, the Planning & Compulsory Purchase Act (2004) also requires Local Authorities to publish an Annual Monitoring Report (AMR) at the end of each calendar year.

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.

The Council's LDS which was adopted in March 2006, did not contain any formal milestones for major LDF document production. However, the Annual Monitoring Report 2005 was submitted on time to the Government Office on the 23rd December 2005 and the Council's Statement of Community Involvement was also formally submitted in accordance with the LDS on the 6th February 2006.

In addition, over this monitoring period the Council was involved in evidence gathering, drafting and consultation relating to the following documents:

- Core Strategy & Policies
- Site Specific Allocations & Policies
- Felixstowe Regeneration Area Action Plan
- Sustainability Appraisal Scoping Report

The AMR has identified that 118 policies were not triggered during the monitoring period and of these, it is anticipated that initially, 59 may be 'abandoned' under the LDF process. This is for reasons such as policies are now covered in national/regional policy or in specific area policies they are no longer relevant and have been fully implemented.

The pattern of employment land development has been very similar to that identified in last years AMR. A large majority of employment development has taken place as office use (B1a) and the majority of outstanding employment permissions are also related to office type applications. Whilst there has been a relatively low amount of completions on PDL this year, a significant proportion of development has occurred on land which has been formally identified for employment/regeneration use. No employment land was lost to residential development.

Housing completions identified on 'brownfield' (PDL) was relatively low this year. However, the completion levels are being obtained using increasingly greater efficiency of land. Greater numbers of dwellings have been built at higher density levels. The number of affordable houses completed this year was 85 (a 63% increase on last year).

The Council, in partnership with other local authorities in the county, has commissioned the Suffolk Biological Records Centre to prepare a series of reports on the state of biodiversity to identify trends in habitats and species populations. No changes in priority habitats and species have been recorded. There were increased areas of designated environment sites.

Currently, no renewable energy capacity is installed and operational in the district. However, this is expected to increase in forthcoming years. There is very little Gypsy and Traveller activity – no change with regard to provision for Gypsies and Travellers.

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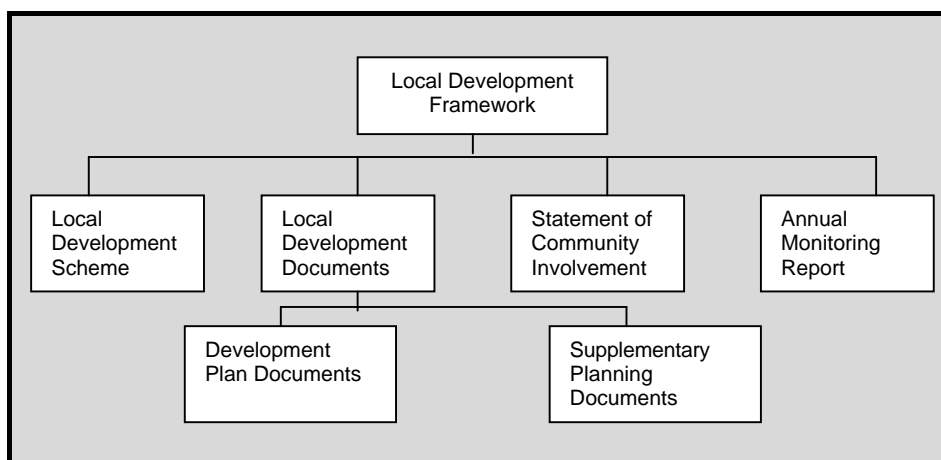
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1. INTRODUCTION

THE NEW 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 documents are finalised and adopted, the Suffolk Coastal Local Plan (incorporating the First Alteration & Second Alterations) – adopted 2006 will remain valid in determining planning applications.



THE EAST OF ENGLAND PLAN – THE REGIONAL SPATIAL STRATEGY

- 1.05 The East of England Regional Assembly (EERA) has prepared new regional guidance – a Regional Spatial Strategy (RSS) – for the East of England. It will update RPGs 6 (East Anglia) and 9 (South East) where it covers the East of England and guide planning and transport policy up to 2021. The RSS will also replace the current Suffolk Structure Plan.
- 1.06 The RSS is due for adoption in mid-year 2007 and will become the spatial strategy for the region. It is part of the statutory development plan, and is also to guide the production of LDFs. The Suffolk Coastal Local Development Framework is being prepared to conform with the RSS.

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) at the end of each calendar year.

1.08 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. In order to achieve this, Government Guidance states that AMRs should:

- Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
- Assess the extent to which policies in local development documents are being implemented;
- Where policies are not being implemented, explain why and to set out what steps are being taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

Source: ODPM – PPS12 *“Local Development Framework Monitoring”*

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 will look 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 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 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 The LDS gained approval from the Government Office for the East of England (Go-East) in March 2005 and sets out the timetable for the publication of documents, which will make up the LDF.

MILESTONE PROGRESS

- 2.03 This AMR covers the period April 2005 – March 2006. During that period, the Local Development Scheme contained two milestones relating to the preparation of the documents which constitute the LDF: -

Annual Monitoring Report 2005 – This document was produced on time and submitted to the Government Office as required on 23rd December 2005. The document was also made available at the Council's website on the same date.

Statement of Community Involvement (SCI) – The SCI involved a significant amount of consultation time over the monitoring period, resulting in formal submission of the document on 6th February 2006. This was in accordance with the Council's adopted LDS.

- 2.04 In addition, whilst there were no other identified milestones in the LDS for the monitoring period, the Council was involved in evidence gathering, drafting and consultation relating to the following documents: -

- Core Strategy & Policies
- Site Specific Allocations & Policies
- Felixstowe Regeneration Area Action Plan
- Sustainability Appraisal Scoping Reports

FURTHER PROGRESS (the period from April to December 2006)

- 2.05 The progress of the SCI after April 2006, continued well and an independent examination was carried out in May/June 2006 through written representations. Subsequently, the SCI was formally adopted on 27th July 2006, some three months in advance of the LDS milestone.
- 2.06 In addition, the Council carried on with its continuous consultation process through consultation relating to the Core Strategy & Policies and Site Specific Allocations documents in March 2006, and further related workshops in April and August/September 2006. The Council also sought to gain the views of identified hard to reach groups in May 2006 through early stage discussions with young people.

- 2.07 As the year has progressed, the RSS has completed its lengthy Examination in Public and in June 2006, the Report of the Panel was published. The revised Proposed Modifications RSS is due for publication in mid-December 2006 with a view to formal adoption in mid-year 2007. Further comments will be invited on the Proposed Modifications document.
- 2.08 Unfortunately, the delay in the production of the RSS due to its extended Examination in Public has had a knock on effect for the production of key LDF documents. Mainly, this has impacted upon the production of the Core Strategy & Policies document as this is to be compatible with the RSS. The Panel Report for the RSS has raised some amendments which need further consideration in the LDF process and in particular the Core Strategy & Policies document.
- 2.09 Subsequent of the RSS and envisaged Core Strategy & Policies delays, further production and consultation on the Site Specific Allocations, Felixstowe Regeneration Area Action Plan and Development in the Countryside Supplementary Plan Document has been limited to ensure consistency with the Core Strategy & Policies.
- 2.10 The Council began to address the timetable issues of any document slippage for the LDF in September 2006 and aims to submit a revised and accurate LDS to the Government Office shortly after the submission of this AMR.
- 2.11 In addition, the Council has also started work on the formal process required to 'save' existing Local Plan policies until the LDF policies are adopted. It is expected that the Council will complete this process and make formal application to the Government Office shortly after the submission of this document.

PRODUCTION OF THE EVIDENCE BASE

- 2.12 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.
- 2.13 The progress of the main studies contributing towards the Suffolk Coastal Local Development Framework evidence base is set out in **Table 1**.

Table 1

Document Title	Status	Comments
Housing Needs Survey / Housing Market Assessment	Complete	Report complete and already contributing to the production of the Local Development Framework.
Ipswich Policy Area Housing Market Assessment	Ongoing	Joint project, with Suffolk Coastal District Council, Ipswich Borough Council, Babergh District Council and Mid-Suffolk District Council Report expected – February 2007

Employment Land Survey	Complete	Report complete and already contributing to the production of the LDF.
Gypsies and Travellers Accommodation Assessment	Ongoing	Joint project, with Suffolk Coastal District Council, Ipswich Borough Council, Babergh District Council and Mid-Suffolk District Council and Waveney District Council Report expected – February 2007
Urban Capacity Study	Ongoing	Original 2004 study supplemented with a desktop update in 2006. The document will be further updated and published early 2007 in order to inform the production of the Core Strategy Preferred Options document. Report expected – March/April 2007
Felixstowe Regeneration Strategy	Complete	Report complete and already contributing to the production of the LDF.
Strategic Flood Risk Assessment	Ongoing	Stage 1 completed – October 2006. Stage 2 ongoing – expected mid-March 2007.
Market Towns Retail Study	Ongoing	An update of the study originally carried out in 2003. Report expected - March 2007.
Landscape Character Assessment	Ongoing	Joint project with Suffolk County Council and all Suffolk authorities. Report expected - March 2007.
A14 Traffic Study	Ongoing	Joint project with Suffolk County Council, Ipswich Borough Council, Highways Agency and EEDA into the east-west capacities of the A14 around Ipswich. Report expected – March 2007
Greenspace Strategy	Ongoing	Joint project as part of the Haven Gateway Partnership Report expected – March 2007
Strategic Employment Study	Complete	Joint project as part of the Haven Gateway Partnership into the employment land requirements of the sub-region. Report completed December 2005 and already contributing to production of the LDF.

Strategic Residential & Infrastructure Study	Complete	Joint project as part of the Haven Gateway Partnership into future residential potential of the sub-region. Report completed November 2005 and already contributing to production of the LDF.
Regeneration Study	Complete	Joint project as part of the Haven Gateway Partnership. Report completed November 2005 and already contributing to production of the LDF.

3. EXISTING POLICY IMPLEMENTATION

- 3.01 **Table 2** lists those policies that have not been used during this monitoring year (118 policies in total) i.e. they are policies that have not been referred to in any planning application decision notice. The schedule makes clear however that lack of reference to a particular policy does not automatically imply that it is no longer valid, or that action needs to be taken to ensure its implementation. The schedule itself is self-explanatory.
- 3.02 In essence, policies referred to in sections 1) – 3) are all ones which for one reason or another the Council will not be looking to save beyond September 2007 and which will therefore fall from the adopted Local Plan.
- 3.03 Policies contained in sections 4) and 5) are those which by their nature are either preventative or otherwise provide advice and guidance. With regard to section 4), the lack of reference to these policies could be seen as a mark of success. The policies have successfully prevented development by discouraging applications from being submitted. For those policies providing guidance for particular sites or types of development, these remain valid all the time that no material change of circumstance has taken place, which would invalidate, or otherwise weaken, their continuing relevance. It remains the case that they could be used at any point should a relevant application be received. It is the receipt of an application that would trigger their implementation rather than any intervention by the Council.
- 3.04 Policies listed in section 7) are ones that tend not to be triggered by the submission of a planning application. Rather, they are policies which get referred to in discussions and negotiations on individual schemes. In this context, reference to the existence of the policy within the Plan is generally sufficient when persuading for example a developer or utility provider to achieve the Council's desired outcome. Whilst not specifically "triggered" in any form that would routinely be monitored therefore, these policies remain valid and useful in working towards the Council's agreed priorities.
- 3.05 It is only with regard to outstanding allocations, the policies listed in section 6) that further work will be required to secure or otherwise their implementation. All outstanding allocations will be re-visited as part of the LDF preparation process to assess their continued relevance, deliverability etc. This work has yet to be done but is scheduled to take place over the next two years. If necessary policies will be deleted, amended or retained at the appropriate LDF stage.

Table 2 – Schedule of non-triggered Local Plan policies 05-06

Policy Number	Policy Title
1. Policies where development is either complete or substantially complete	
AP120	Blythburgh Hospital
AP128	Aldeburgh – enhancement of town centre
AP129	Aldeburgh High Street
AP130	Aldeburgh Pedestrian Priority
AP131	Aldeburgh Development of a supermarket
AP133	Framlingham Brook Lane
AP135	Framlingham Vyces Road
AP136	Framlingham College playing fields
AP139	Framlingham car parking
AP141	Framlingham Market Hill
AP143	Leiston Masterlord industrial estate
AP144	Leiston Waterloo Avenue
AP149	Saxmundham scrapyard and fire station Rendham Road
AP152	Saxmundham Market Place
AP162	Deben Peninsula enhancement schemes
AP182	Felixstowe Town Centre – Pedestrian Priority
AP190	Felixstowe – car parking Felixstowe Ferry
AP194	Felixstowe Cobbolds Point
AP205	Felixstowe – Landguard Peninsula
AP218	Ipswich Fringe Employment land at Grange Farm Kesgrave
AP222	Ipswich Fringe A1214 park & ride
AP223	Ipswich Fringe Roman catholic school at Grange Farm Kesgrave
AP224	Ipswich Fringe Primary school site Kesgrave
AP231	Wickham Market employment site Border Cot Lane
AP233	Wickham Market – The Hill
AP239	Woodbridge School
AP251	Woodbridge & Melton – riverside path
AP253	Woodbridge & Melton – new primary school
AP254	Woodbridge – Kingston Middle School
2. Issues which may be adequately covered by other policies/Legislation	
AP78	Roadside facilities on trunk roads
AP79	Lorry facilities
AP100	Materials reclamation facilities
AP108	Car parks in the countryside
AP126	Aldeburgh Cottage Hospital
AP140	Framlingham Castle
AP154	Saxmundham – north and south entrances
AP163	Deben Peninsula – Orfordness & Havergate Island
AP172	Felixstowe Port – protection of AONB
AP192	Felixstowe – Cliff Road / Golf Road
AP252	Woodbridge – new yacht harbours & marinas
AP261	Woodbridge Town Centre – rear servicing

3. Policies which relate to implementation /management issues for which policy support is not essential for work to be undertaken	
AP10	Management plans
AP47	Employment land
AP127	Aldeburgh - Slaughden Road
AP193	Felixstowe – Clifflands car park
AP197	Felixstowe – Spa Pavillion
AP203	Felixstowe – caravan site Manor Terrace
AP204	Felixstowe – Manor Terrace
4. Preventative policies (deter submission of inappropriate planning applications)	
AP6	Preservation of listed buildings
AP11	Agricultural land & commercial activities
AP35	Houseboats
AP191	Houseboats Felixstowe Ferry
AP241	Houseboats – Woodbridge & Melton
AP94	Surface water & aquifer protection
AP104	Loss of playing pitches & other sports grounds
AP105	Allotments
AP110	Motor sports
AP119	Parham Airfield
AP122	Sizewell Gap
AP123	Coastal instability - Dunwich
AP165	Deben Peninsula – East Lane Bawdsey
AP132	Aldeburgh – Brickworks Jetty
AP155	Saxmundham – non-shopping uses in the high street
AP257	Woodbridge Town Centre – prime shopping area
AP157	Deben Peninsula – residential development in villages
AP230	Woodbridge Area – development in villages
AP169	Felixstowe Peninsula – Levington Park
AP170	Felixstowe - restraint
AP171	Felixstowe Peninsula – separation of Felixstowe from Trimleys
AP208	Felixstowe – urban fringe
AP212	Ipswich Fringe – open character of land between settlements
AP228	Ipswich Fringe – open spaces near Rushmere Street
AP236	Woodbridge/Melton - restraint
AP240	Woodbridge & Melton – development to the west of the A12
AP175	Felixstowe – Carr Road
AP196	Felixstowe – Cliff Gardens
AP200	Felixstowe – Sea Road Promenade
AP220	Ipswich Fringe – warehousing/haulage depots on Ipswich Fringe
AP225	Ipswich Fringe – Foxhall Road woodlands
AP226	Ipswich Fringe – Foxhall Stadium
AP245	Woodbridge – Lime Kiln Quay & Ferry Road employment areas
AP249	Woodbridge & Melton – retention of riverside qualities

5. Policies offering guidance on development should applications/ proposals be received in specific areas/ relate to specific issues	
AP16	Local Nature Reserves
AP45	Sites for Travellers
AP69	Central grain stores
AP77	Improvements to A12
AP91	Hazardous developments
AP106	Informal recreation facilities
AP115	Marinas & other development
AP116	Land based water related facilities
AP146	Leiston – town centre car parks
AP153	Saxmundham – enhancement schemes east and
AP156	Saxmundham – new retail development
AP165	Deben Peninsula – East Lane Bawdsey
AP188	Felixstowe – beach huts
AP195	Felixstowe – encouragement of holiday accommodation
AP206	Felixstowe – Landguard Fort
AP207	Felixstowe – land around Landguard Fort
AP227	Ipswich Fringe – Suffolk Show Ground, Purdis Farm
AP232	Wickham Market – central area
AP248	Woodbridge – Castle Street amenity area
AP262	Woodbridge Town Centre – potential service areas
AP263	Woodbridge Town Centre – traffic management
6. Policies relating to allocations	
AP138	Framlingham – land between Station Rd & Fairfield Rd
AP148	Saxmundham – land east of River Fromus
AP150	Saxmundham – Carlton Park industrial estate, Kelsale
AP151	Saxmundham – Rendham Road
AP178	Felixstowe – bus station
AP198	Felixstowe – Undercliff Rd West
AP199	Felixstowe – Convalescent Hill
AP202	Felixstowe – South Seafront land
AP243	Melton – employment area off Melton Road
AP250	Woodbridge – riverside recreational area
7. Policies used as a tool of persuasion to achieve required outcomes where development itself may not require specific planning permission	
AP24	Street furniture
AP81	Cycle routes
AP85	Bus services
AP99	Conservation of energy
AP181	Felixstowe Town Centre – Highfield Rd
AP183	Felixstowe Town Centre – reduction of through traffic Hamilton Road

SAVED POLICIES

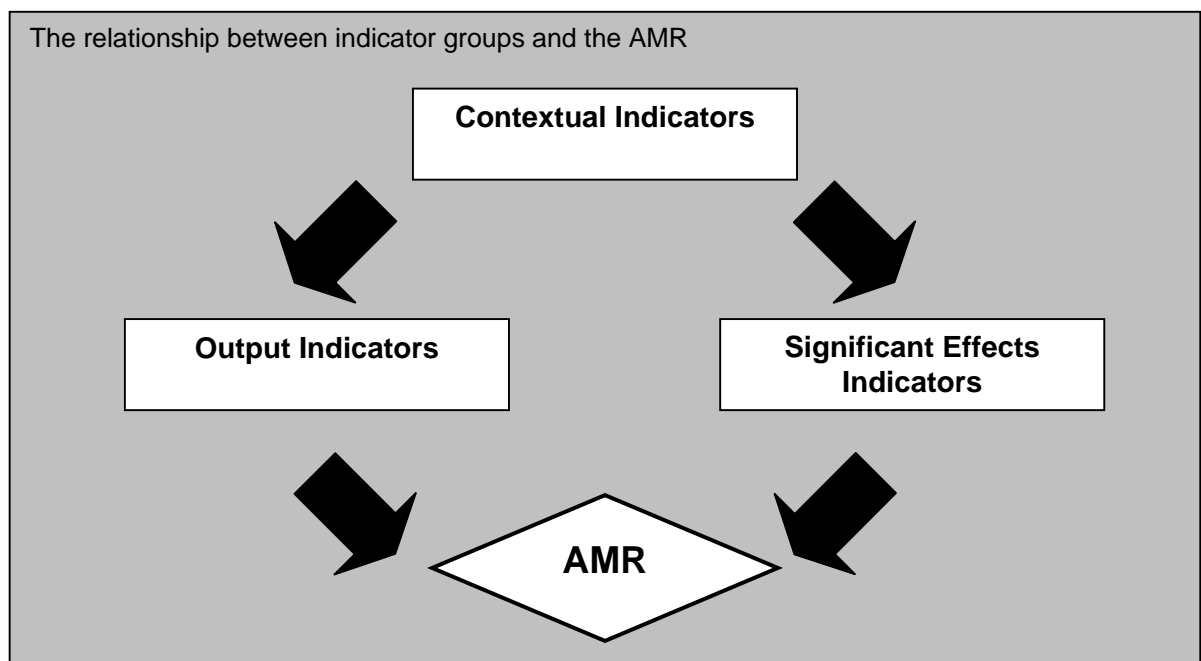
- 3.06 Progress towards the adoption of the new LDF means that the Council will be applying to the Secretary of State for Communities and Local Government to “save” those policies which remain up-to-date and relevant in the currently adopted Local Plan. Under the current transitional arrangements, policies contained in the first alterations are only “saved” until September 2007. It is only the affordable housing policies which comprise the 2nd alterations (AP37a & AP38a) adopted March 2006, that are automatically saved until 2009.
- 3.07 All other policies have therefore been re-examined to see whether or not they remain relevant, up-to-date and accord with latest government and regional planning guidance. Of 261 policies comprising the 1st alterations some 59 (approximately 23%) are initially proposed to be “abandoned”.
- 3.08 A breakdown of the reasons for abandoning the 59 policies is as follows:

Issue which may be adequately covered by other policies /legislation	24
Fully implemented or work in progress	27
Issues for which specific policies not required	2
Encouragement only (no policy required)	6
Total	59

- 3.09 The schedule remains in draft at this stage, as it will need to be ratified by Council early in 2007 before it can be formally submitted to the Secretary of State for Communities and Local Government for their approval.
- 3.10 Further work on refining and re-drafting the policies will be undertaken as work progresses through the LDF which will be reported in subsequent AMR's.

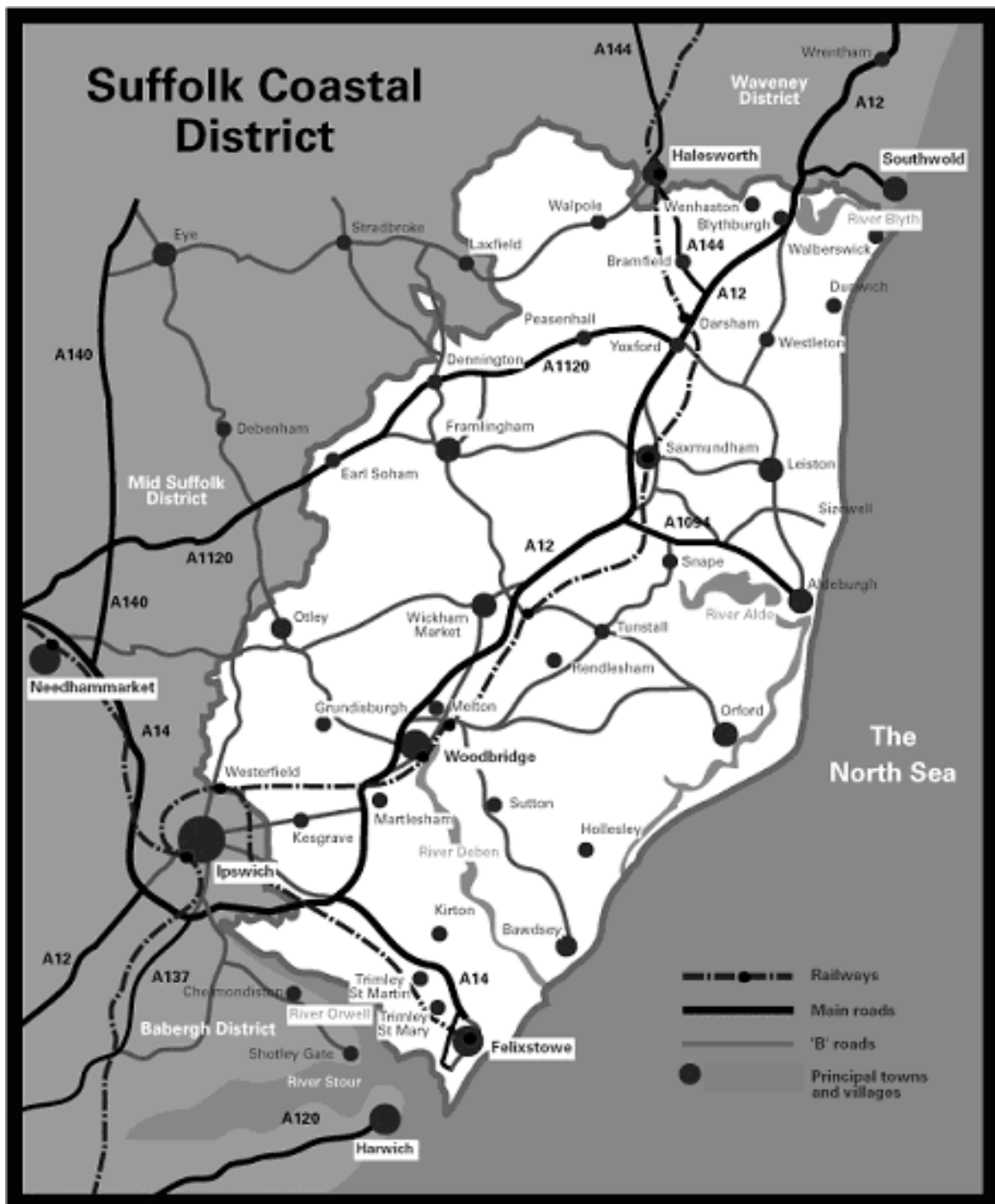
4. TYPES OF INDICATORS

- 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.



5. CONTEXTUAL INDICATORS

GENERAL PROFILE

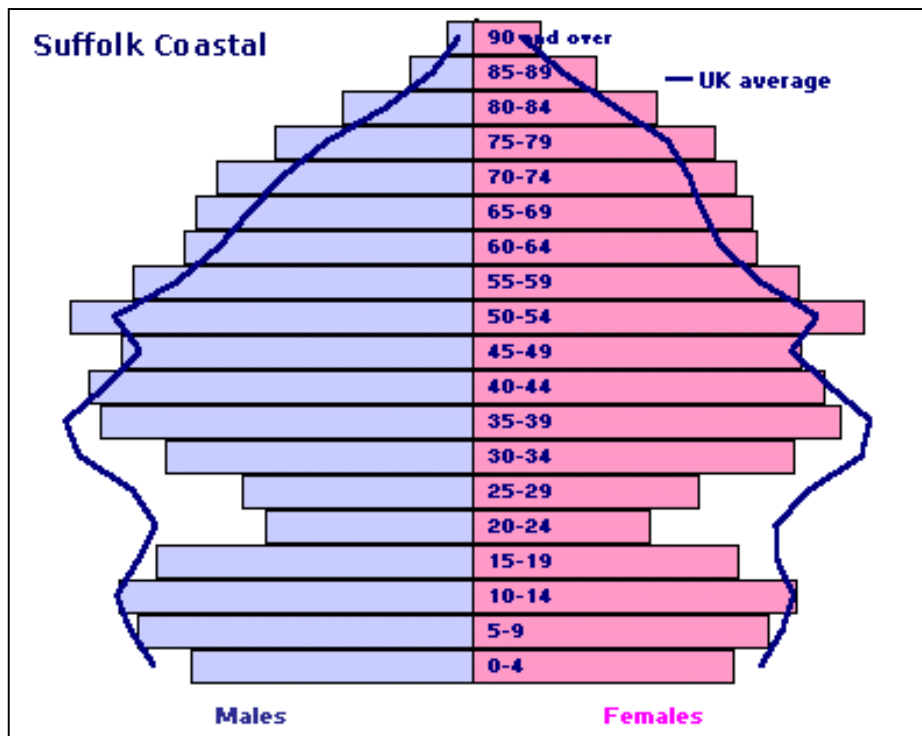


5.01 Suffolk Coastal covers nearly 90,000 hectares (900 km²). The district has a population of just over 115,000 (Census 2001) living in mixed environments including open countryside, sparse settlements, villages, traditional market towns, the key commercial centres of Woodbridge and Felixstowe, as well 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 are low (1.2%) and fall below the national, regional and county averages. Average earnings show an increasing trend and currently stand at £29,943 which is above the Suffolk county average of £28,225. The district is quite affluent on the whole but there is significant disparity with isolated pockets of seriously deprived areas.

5.05 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. With district house prices continuing to rise sharply and the increase in wages not being able to match this rate, the disparity gap in housing becomes extended. A high level of second homes in the district increases demand leading to increased house prices. On the 31st March 2006, the Council adopted a revised Local Plan incorporating stronger affordable housing policies to address the identified need.

5.06 There are 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. Despite small rises in crime, most notably violent crime, figures remain significantly well below the Suffolk County averages.

- 5.07 The district has an increasing business formation rate (9.4%) which is greater than the Suffolk average (9.3%). In addition, 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 by the RSS 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 areas of 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 now also been designated special growth point status which will draw in additional funding from central Government partnerships aimed to provide the infrastructure required to support the proposed levels of housing and employment growth. This includes social infrastructure such as green space.
- 5.10 In January 2005, The Council published a report produced by consultants on the State of the District. The report aimed to provide a contextual analysis of the district's economic, social and environmental performance compared to the other British and Regional districts.
- 5.11 Economically, the district was identified to perform well and featured within the top 20-40% of the total British districts.
- 5.12 In general, the social performance of the district was seen to be very good with Suffolk Coastal featuring within the top 20 British districts. However, it was pointed out that there are some concerns over performances linked to deprivation.
- 5.13 Overall, the State of the District report established that Suffolk Coastal performed well compared to other British districts and exceptionally well on the regional basis. Particular negatives were picked up in relation to accessibility, housing affordability and quality of local services within Suffolk Coastal.
- 5.14 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 problems and these will be addressed through the next sections on output indicators and significant effects indicators.

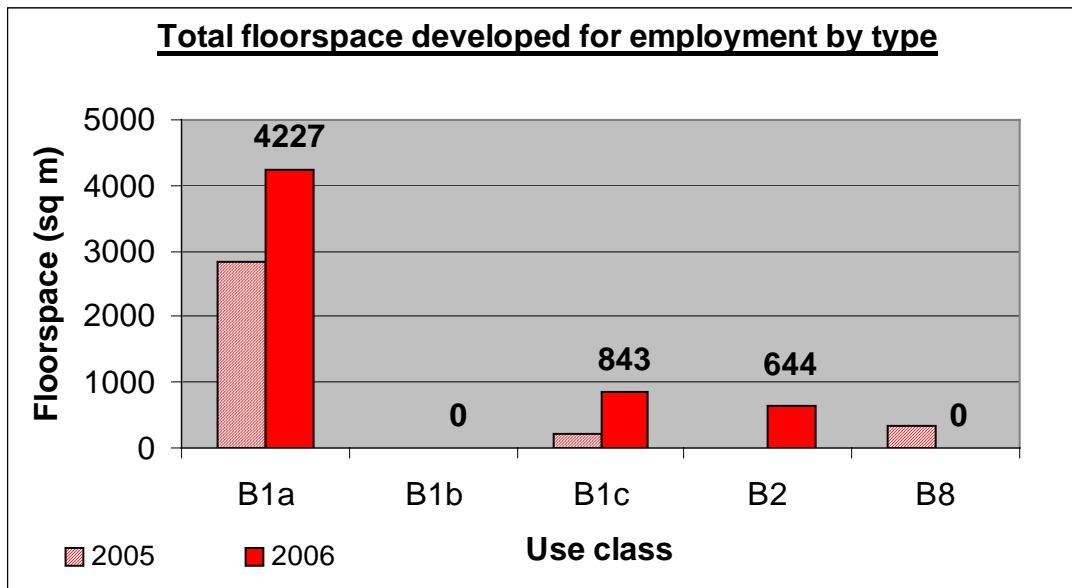
6. OUTPUT INDICATORS

PART ONE – CORE OUTPUT INDICATORS

Business Development

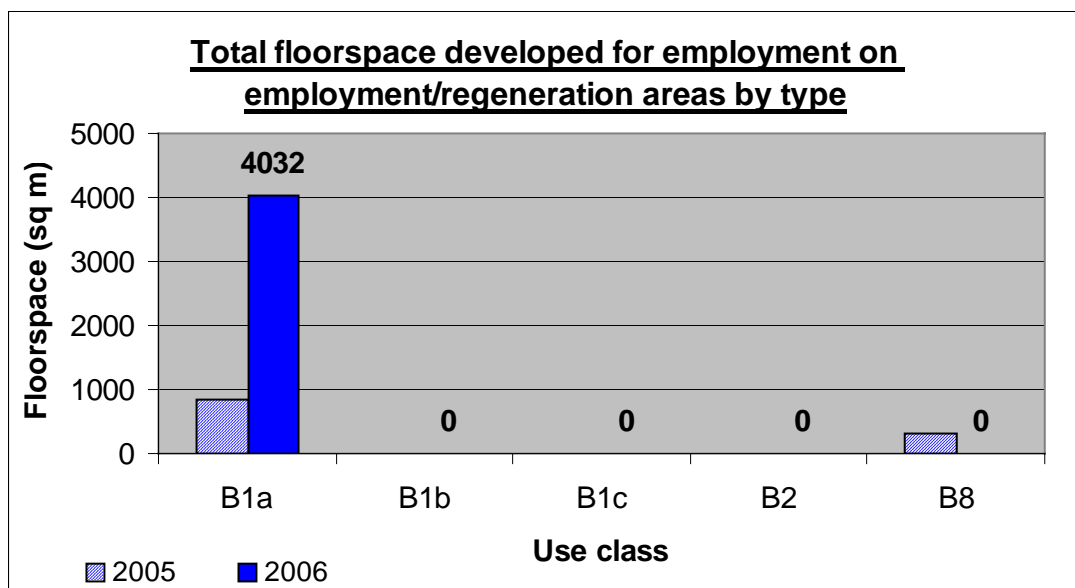
6.01 Indicator 1a - Amount of floorspace developed for employment by type.

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



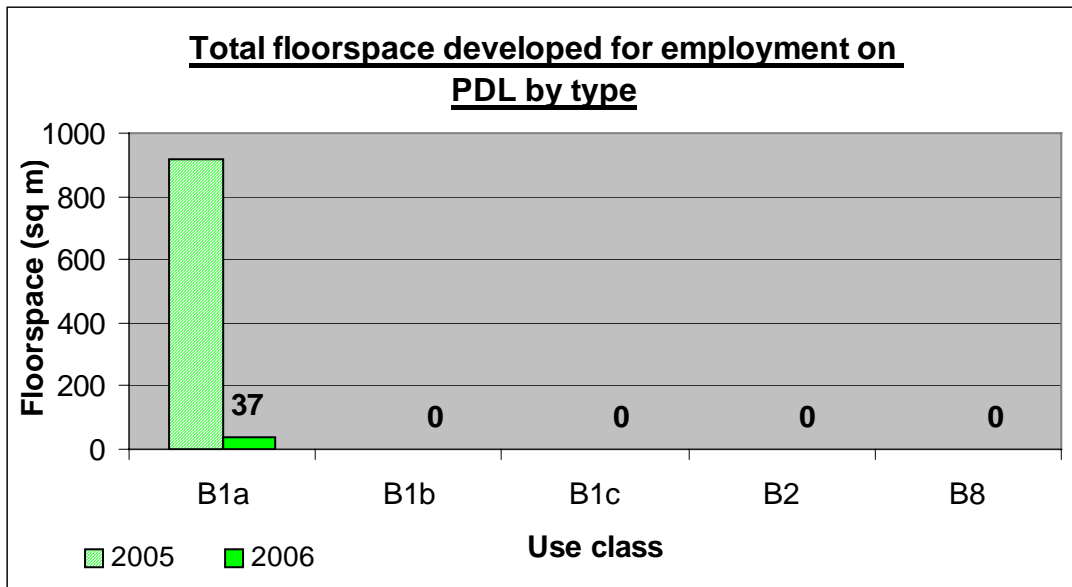
6.02 Indicator 1b – Amount of floorspace developed for employment by type, in employment or regeneration areas.

Local Plan policies: AP51, AP52



6.03 Indicator 1c – Amount of floorspace by employment type, which is on previously developed land.

Local Plan policies: AP48, AP51, AP52, AP53



6.04 Indicator 1d – Employment land available by type.

Local Plan policies: none identified.

Employment sites defined or allocated for employment represent **340.23ha** across the district. Planning permission has been granted for the following ranges of use class land:

B1a	B1b	B1c	B2	B8
18.06 ha	5.47 ha	11.41 ha	13.03 ha	13.13 ha

6.05 Indicator 1e – Losses of employment land in i) employment/regeneration areas and ii) local authority area.

Local Plan policies: AP50

A total of **0 ha** employment land was lost in employment/regeneration areas and **0.38 ha** of employment land was lost across the district.

6.06 **Indicator 1f – Amount of employment land lost to residential development.**

Local Plan policies: AP50

0 ha of residential development has replaced employment land this year.

Housing

6.07 **Indicator 2a – Housing trajectory**

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

6.08 **Indicator 2b – Percentage of new and converted dwellings on previously developed land.**

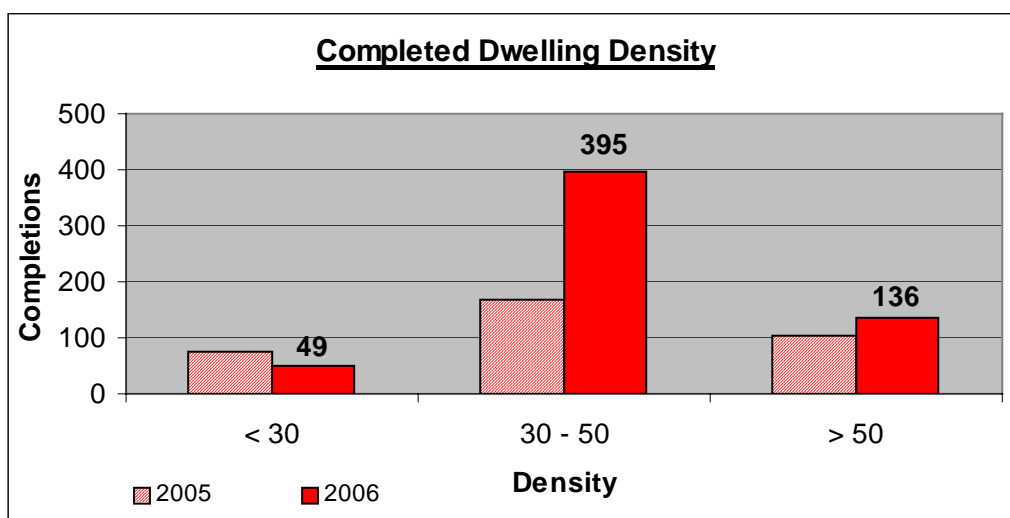
Local Plan policies: AP26 – AP38
Target: 55% (indicator BV106)

Completed dwellings on previously developed ('brownfield') land was **45.44%**.

6.09 **Indicator 2c – Percentage of new dwellings* completed at:**
i) less than 30 dwellings per hectare;
ii) between 30 and 50 dwellings per hectare; and
iii) above 50 dwellings per hectares.

*On identified large sites of 10 dwellings or more.

Local Plan policies: AP41



6.10 Indicator 2d – Affordable housing completions.

Local Plan policies: AP3, AP38

Target: 65 dwellings (indicator LPI17)

There were **85** affordable housing completions.

Site Location	Exception Site	Total Dwellings	For Rent
• Phase II, Almshouses, Woodbridge	No	14	14
• Bilney Road/Peterhouse Crescent, Woodbridge	No	11	11
• Queens Head Site, Saxmundham	No	11	0
• Stoney Road, Grundisburgh	No	12	7
• Church Street, Peasenhall	No	2	0
• West View, Kelsale	No	2	2
• Church Lane, Walton, Felixstowe	No	2	2
• Ward View, Kesgrave	Yes	18	10
• 64 Saxon Road, Saxmundham	No	1	0
• Hartree Way, Kesgrave	Yes	12	4
TOTAL		85	50

Transport

6.11 Indicator 3a – Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the Local Plan.

Local Plan policies: AP80

Non-residential development complying with car parking standards accounts for **0.54 ha**

6.12 Indicator 3b – Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centres(s).

Local Plan policies: none identified.

Data on this indicator is currently unavailable. The Council is resolving the best way to address this, through discussions with Suffolk County Council and the East of England Development Agency.

Local Services

6.13 Indicator 4a – Amount of completed retail, office, and leisure development.

Local Plan policies: AP53, AP55, AP56, AP60 – AP66.

A1	A2	B1a	D2	Total
2399 sq m	0 sq m	4227 sq m	1155 sq m	7781 sq m

The majority of new local services has been in office (B1a) and retail (A1) development.

6.14 Indicator 4b – Amount of completed retail, office and leisure development in town centres.

Local Plan policies: AP53, AP55, AP56, AP60, AP61.

Area	Retail (Sqm)	Office (Sqm)	Leisure (Sqm)
Town Centre	0	0	0

Interestingly, there were no retail, office or leisure completions in town centres for this monitoring year. This may well be because the existing Local Plan town centre boundaries are drawn quite tight and the areas are characterised by retail units at the ground floor and residential uses above, which are protected by the adopted policies.

6.15 Indicator 4c – Amount of eligible open spaces managed to Green Flag Award standard.

Local Plan policies: none identified.

One site at Elmhurst Park, Woodbridge was awarded Green Flag status in 2006.

The following **twelve sites** have been evaluated as 'Good' or 'Excellent' in Greenspace Quality Assessments in 2006 and have been included as having the potential to be submitted for Green Flag Awards.

Green space	Parish/town	Owner	Area ha.
Abbey Grove	Felixstowe	Voluntary Org	3.9
Allenby Park	Felixstowe	SCDC	9
Gosford Way	Felixstowe	SCDC	-
Landguard Nature Reserve	Felixstowe	SCDC/SCC	25
Langer Park	Felixstowe	SCDC	21
Mill Stream Open Space	Rushmere St Andrew	SCDC	4.4
Roman Way	Felixstowe	SCDC	-
Sandlings Open Space	Rushmere St Andrew	SCDC	5.8
Sea Front Gardens	Felixstowe	SCDC	17
Seaton Road	Felixstowe	SCDC	-
The Grove	Felixstowe	SCDC	5.6
Trimley Nature Reserve	Trimley	Voluntary Org	84

Note: The District Council is in the process of carrying out a programme of Quality Audit's utilising a methodology developed by Newcastle City Council for the production the their Green-space Strategy.

Flood protection and water quality

- 6.16 Indicator 7 – 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.

One planning application was granted against the Environment Agency's advice. This application, CO5/0333 was located in Bawdsey.

Biodiversity

- 6.17 Indicator 8 – Change in areas and populations of biodiversity importance, including:
i) change in priority habitats and species (by type); and
ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Local Plan policies: AP12 – AP16

The Suffolk Local Biodiversity Action Plan lists **21 priority habitats** and **57 priority species** across the Suffolk county. **No changes in habitats and species** have been recorded for the period April 2005 – March 2006.

The Council, in partnership with other local authorities in the county, has commissioned the Suffolk Biological Records Centre to prepare a series of reports on the state of biodiversity to identify trends in habitats and species populations. This can then be cross-referenced to the reporting process on actions arising from the Suffolk Biodiversity Action Plan. The projected sequence for these reports is Lowland Heathland (published in 2005), Woodland (due early 2007), Coastal (due mid-2007), Wetland and Farmland (due in 2008). Once this series is completed a cycle of reviews

will be initiated commencing with Lowland Heathland in 2009. The purpose of these reviews will be to identify trends in priority habitats and species.

The district has the following number of designated ecological sites:

Site type	No. of sites (2005)	No. of sites (2006)
Wetland of International Importance (RAMSAR)	4 (7,917 ha)	4 (8,120 ha)
Special Protection Area (SPA)	4 (7,917 ha)	5 (11,360 ha)
Special Area of Conservation (SAC)	5 (3,755.4 ha)	5 (3,830 ha)
Sites of Special Scientific Interest (SSSI)	45 (10,360 ha)	45 (10,360 ha)
County Wildlife Sites (CWS)	206 (5,682 ha)	209 (5,684 ha)
Local Nature Reserve (LNR)	3 (64.9 ha)	4 (66 ha)

There were **no recorded losses** known in designated ecological areas for the period April 2005 – March 2006. All changes that occurred have been increased designated areas with Special Protection Areas being the largest proportional increase.

Renewable energy

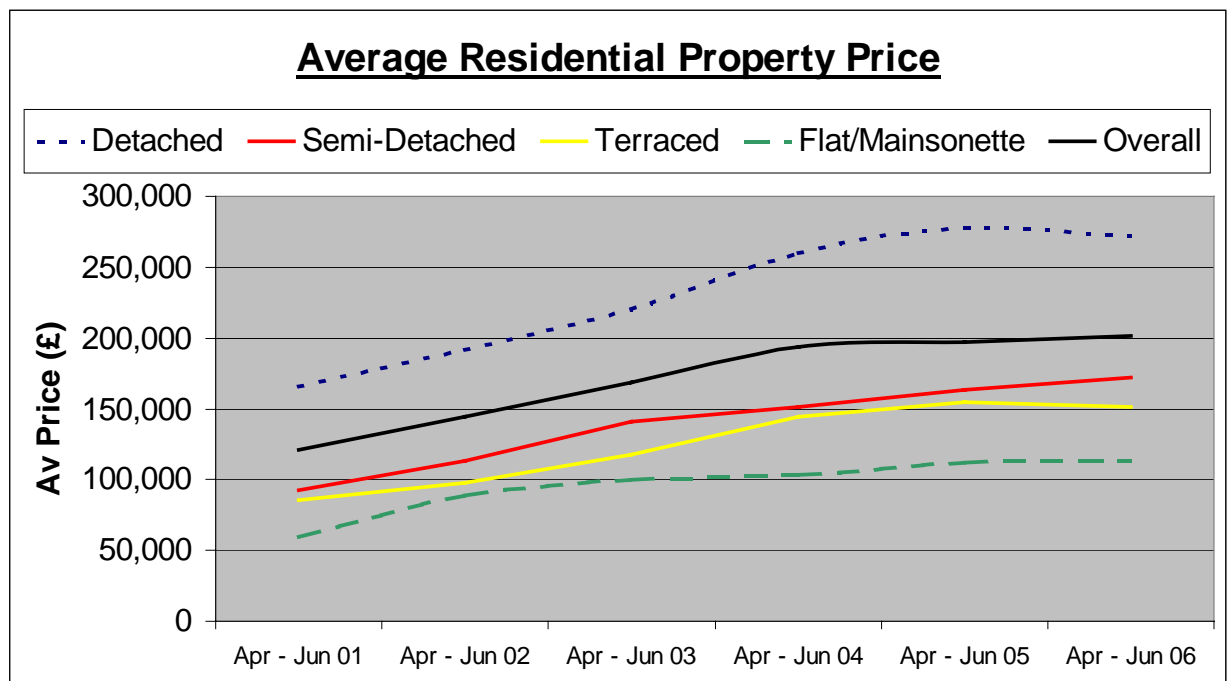
6.18 Indicator 9 – Renewable energy capacity installed by type.

Local Plan policies: AP98

The district currently has no renewable energy capacity installed. However, an application for up to 8MW of wind energy was approved in July 2006.

Part Two - Local Output Indicators

6.19 Average residential property price.



Source: Land registry

House prices within the district since 2001 have shown an average rise of 67%. The implications 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 in 2006 was £29,943.

The table below indicates the housing affordability ratio across the district. It can be seen that generally the ratio between house prices and incomes is increasing year on year, although in the past year, this figure has fallen a small amount.

2003 Q1	2004 Q1	2005 Q1	2006 Q1
6.38	6.81	7.88	7.32

Source: Suffolk Observatory

6.20 Gypsies and travellers.

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	This joint assessment is being undertaken in partnership with neighbouring local authorities and the results are expected around February 2007.

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.

The forthcoming Gypsy and Traveller housing needs assessment, due in February 2007 is expected to provide further information on performance assessments and identified needs.

Output Indicators Summary

6.21 The pattern of employment land development has been very similar to that identified in last years AMR. A large majority of employment development has taken place as office use (B1a) and the majority of outstanding employment permissions are also related to office type applications. Whilst there has been a relatively low amount of completions on PDL this year, a significant proportion of development has occurred on land which has been formally identified for employment/regeneration use. No employment land was lost to residential development.

- 6.22 Housing completions identified on PDL land was relatively low this year. However, the completion levels are being obtained using increasingly greater efficiency of land. Greater numbers of dwellings have been built at higher density levels. The number of affordable houses completed this year was 85 (a 63% increase on last year).
- 6.23 No changes in priority habitats and species have been recorded. The Council, in partnership with other local authorities in the county, has commissioned the Suffolk Biological Records Centre to prepare a series of reports on the state of biodiversity to identify trends in habitats and species populations.
- 6.24 Currently, no renewable energy capacity is installed and operational in the district. However, this is expected to increase in forthcoming years. The only activity in relation to Gypsies and Travellers is the Gypsies and Travellers Accommodation Assessment to establish baseline data for future provision of sites.

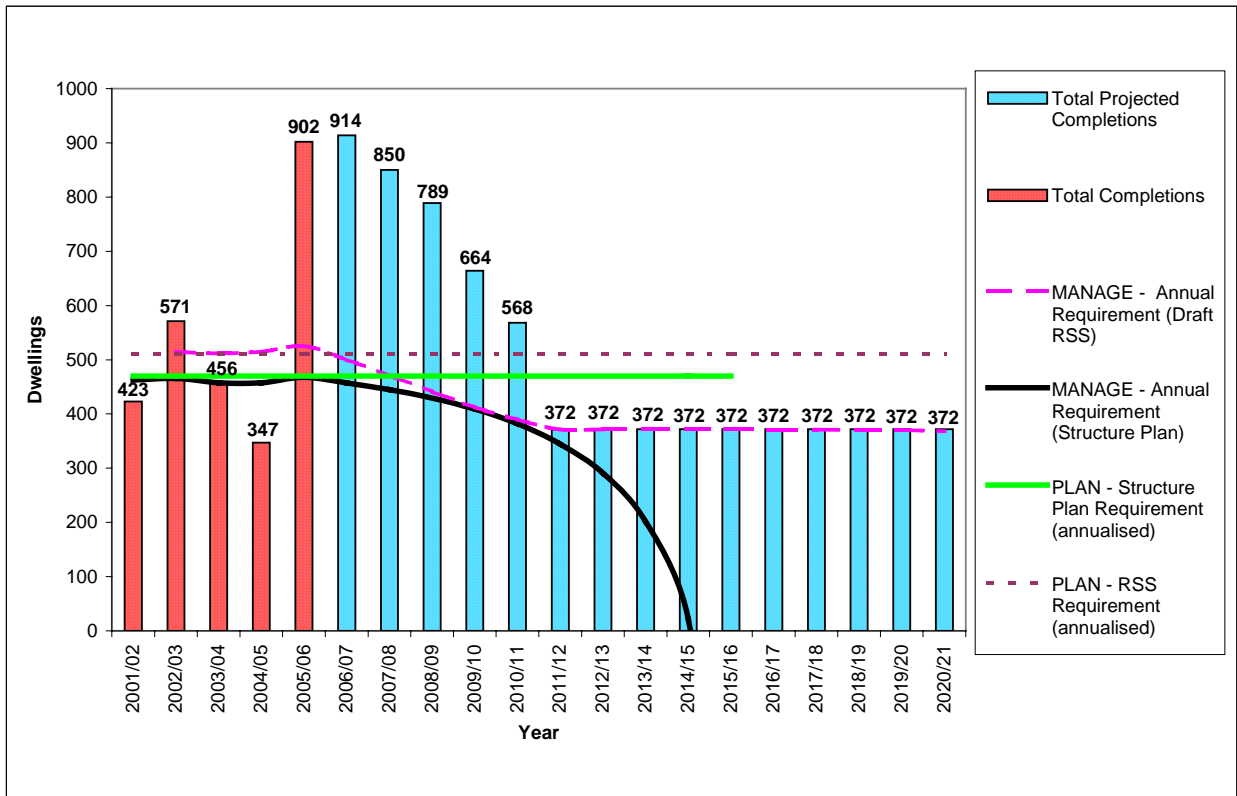
7. HOUSING TRAJECTORY

- 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.
- 7.03 This housing trajectory uses the Suffolk Structure Plan 2001 requirements as the basis of formal assessment. In future, the AMR housing trajectory will take its requirements from the RSS once this has been formally adopted. However, in the meantime, an indicative requirement of the draft RSS has also been included in order to highlight any potential future issues.
- 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 they see fit within the LDF.

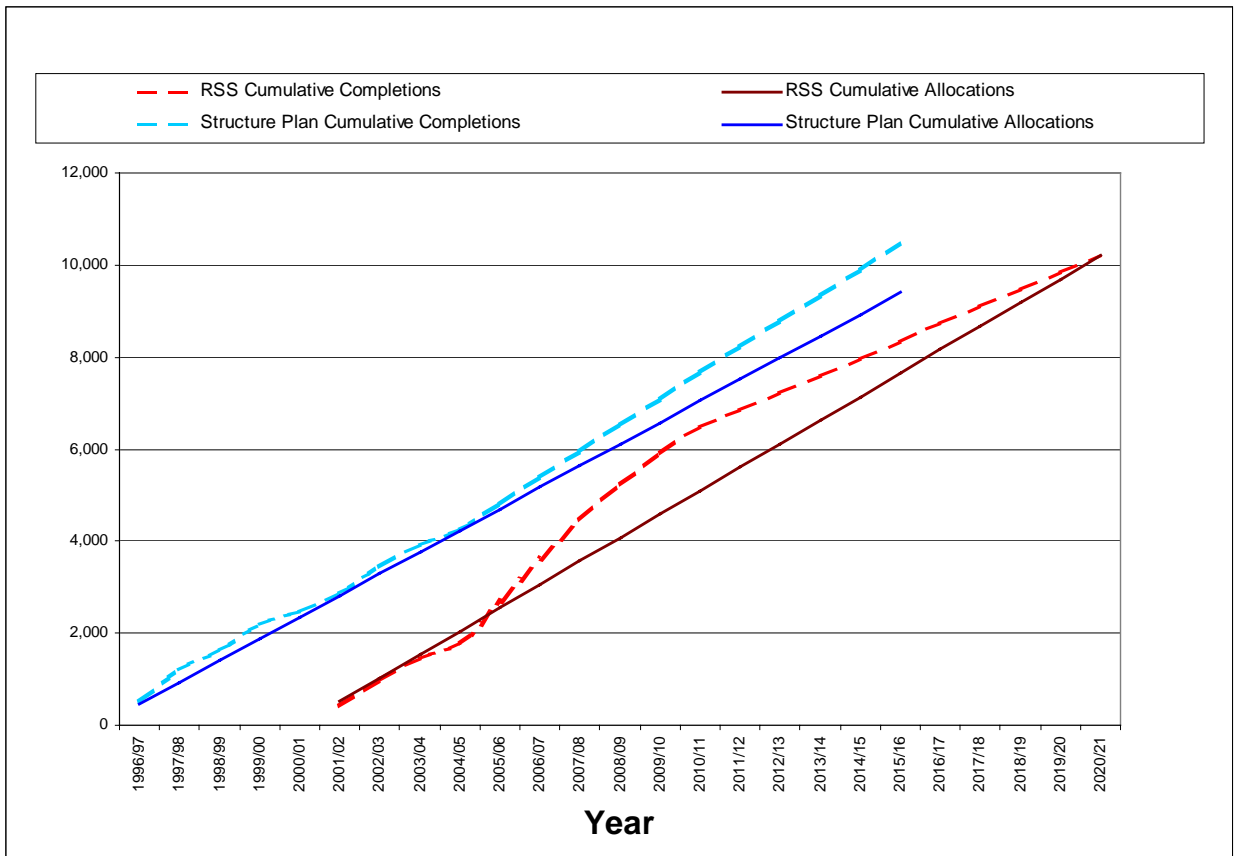
ASSUMPTIONS

- 7.05 When compiling this housing trajectory, the Council has made the following assumptions:
- No windfall completions have been assumed.
 - Projected sites with extant planning permissions have been split 60/40 ratio between large/small sites, based upon historical patterns.
 - Current Urban Capacity Study report sites as at Oct 06.
 - Outstanding planning consents at the end of 2005/06 monitoring year will be completed within 5 years, with the majority coming early on. This allows for the statutory 3 year period but also the fact that some may be commenced schemes but not completed until outside of the 3 year period for whatever reason.

Graph 01 – Suffolk Coastal Housing Trajectory 2001 - 2021



Graph 02 – Suffolk Coastal Housing Performance to Structure Plan Requirements 1996 – 2021.



MAIN SITES TABLES

7.06 Under the current production process of the LDF, no main housing allocation sites have yet been formally identified. It is therefore not possible to provide further details on their location, expected yield and approximate completion time. This will be picked up once the preferred options on the Site Specific Allocations & Policies document has been published and it is expected that the information can be provided in the 2006/07 AMR. In the meantime, there were 3,125 outstanding planning permissions at the end of the 2005/06 monitoring year and these are expected to satisfy the necessary housing requirements over the next 5 years.

Site Location	Potential Yield	Estimated completion time
No sites formally identified for LDF yet.		

7.07 The adopted Local Plan has two remaining housing allocations that are outstanding without planning permission, one at Saxmundham and the other at Rendlesham. These sites have not been included in future housing projections as they remain without planning permission, and there is no certainty whether these sites will continue as allocations put forward in the Local Development Framework.

7.08 The current Urban Capacity Study (UCS) sites (as at October 2006) have been built in to this housing trajectory at a constant yearly rate of uptake for completions. However, the Council is in the process of reviewing the UCS with an update likely to be published in early 2007. All the UCS sites will also need to be assessed in terms of sustainable development before a formal proposal for allocation in the LDF can be produced. For this reason, the naming and phasing predictions of specific sites contained in the UCS has not been undertaken in this years AMR. This will be expected in future reports.

COMMENTARY

7.09 The historic and predicted supply of housing in the district can be seen in **Graph 01**. It can be seen that in order to meet the Structure Plan target of 9,400 dwellings by 2016, a year on year housing completion rate of 470 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 Structure Plan. As **Graph 01** also shows, a large number of completions are expected in the next 5 years from outstanding planning permissions. This means that by 2010, the Council's required annual completion rate will be considerably lower to meet the overall 9,400 dwellings Structure Plan target.

7.10 The most obvious difference of **Graph 01** from the previous AMR housing trajectory relates to the year 2005/06 and the subsequent years thereafter. In the 05/06 year, the Council recorded a total of 902 completed dwellings – over 300 more than projected in last years trajectory. The reasoning behind this apparent sharp increase in completions seems linked to the method of monitoring. In recent previous 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. It is expected that whilst this years completion level is very high, many of the completions in fact probably occurred over the last three years which will would result in a more gradual increase in numbers. However, there is no proof for this, so the figures must all be included within the 05/06 report. In **Graph 02**, it can be seen that the Structure Plan requirements (the blue lines) are expected to be met with some comfort.

- 7.11 Switching briefly to the housing targets expected from the forthcoming RSS, both **Graph 01** and **Graph 02** demonstrate that the Council will be able to accommodate the additional growth level proposed of 510 dwellings per year. From the existing, outstanding planning permissions, the Council has adequate provision to meet a 5 year housing supply. After this period, because the Council has no formally identified sites for development in the LDF, it has been assumed that development will occur at the minimum level required to satisfy the remainder of the RSS requirements until 2021. Once sites have been formally identified, it is anticipated that predicted completion rates beyond 2011 will fluctuate as different allocated sites are phased for development. Under current circumstances however, **Graph 02** shows that the majority of LDF requirements (the red lines) will be fulfilled around the 2010/11 period.
- 7.12 In conclusion, it can be seen that the Council is expected to continue to meet the Structure Plan house building requirements for its entire plan period. The Council also has a large amount of outstanding planning permissions which will satisfy the identified requirements for a 5 year housing supply. It is also expected that the Council will be able to fulfil the total draft RSS housing requirements with the majority of activity around the 2010/11 period once the existing outstanding planning permissions are taken up.

8. SIGNIFICANT EFFECTS

- 8.01 The significant effects indicators will be developed through the Sustainability Appraisal and plan production process and will likely overlap with some contextual indicators. These indicators will be used to ensure a robust assessment of policy implementation and progress to sustainable development. Further information will also be set out in the 'Monitoring Framework' produced for the Core Strategy Preferred Options document which is expected mid 2007.
- 8.02 Indicators have been developed through the draft Sustainability Appraisal Scoping 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 water and air quality
10. To conserve soil resources and quality
11. To use water and mineral resources efficiently, and re-use and recycle where possible
12. To reduce waste
13. To reduce the effects of traffic on the environment
14. To reduce contributions to climate change
15. To reduce vulnerability to climatic events
16. To conserve and enhance biodiversity
17. To conserve and where appropriate enhance areas of historical and archaeological importance
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

ECONOMIC OBJECTIVES

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

