



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



# Suffolk Coastal Local Development Framework Annual Monitoring Report

December 2005



Suffolk Coastal  
Local Development  
Framework



## **EXECUTIVE SUMMARY**

Substantial changes to the planning system and development plans have recently 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 and Annual Monitoring Report (AMR) at the end of each calendar year.

The key aim of the AMR is to contain information on 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.

At the time of producing this document, no LDD policies have been adopted. The first LDDs will be adopted in accordance with the Council's LDS timetable (see [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)). This AMR will look at existing 'saved policies' from the Suffolk Coastal Local Plan Incorporating the First Alteration, 2001 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.

This AMR covers the period April 2004 – March 2005. During that period the LDS did not contain any milestones in respect of the preparation of the Documents which constituted the LDF. However, the Council was involved in producing the Core Strategy, Site Specific Allocations and Policies, Felixstowe Regeneration Area Action Plan and the Statement of Community Involvement.

There are three groups of indicators that are to be used in AMRs to monitor the progress of the LDF:

**Contextual** – Establish an 'area profile' of the district and allow an understanding of the wider context for any locally identified issues.

**Output** – Set out quantifiable events that are directly related to, or are a result of, the implementation of the planning policies.

**Significant effects** – Will be used as a sustainability check between predicted effects and actual outcomes of adopted plans or policies.

Economically, the district has been identified to perform well. The Council's social performance is generally good and there are no major environmental problems which have been identified. There are however, some more complex problems located at the sub-district level. These relate to affordable housing, deprivation, quality of local services and accessibility.

The District Council is performing well in respect of housing provision and will continue to do so over the period of the Suffolk Coastal Local Plan Incorporating the First Alteration, 2001. It is anticipated that the District Council can satisfy the allocated Structure Plan requirements by 2014/15 so that any homes built after this point will be surplus.

The Suffolk Coastal Local Plan Incorporating the First Alteration, 2001 has 263 policies. This AMR has identified 129 policies not triggered during the monitoring period and of these, 5 policies have been fully implemented.

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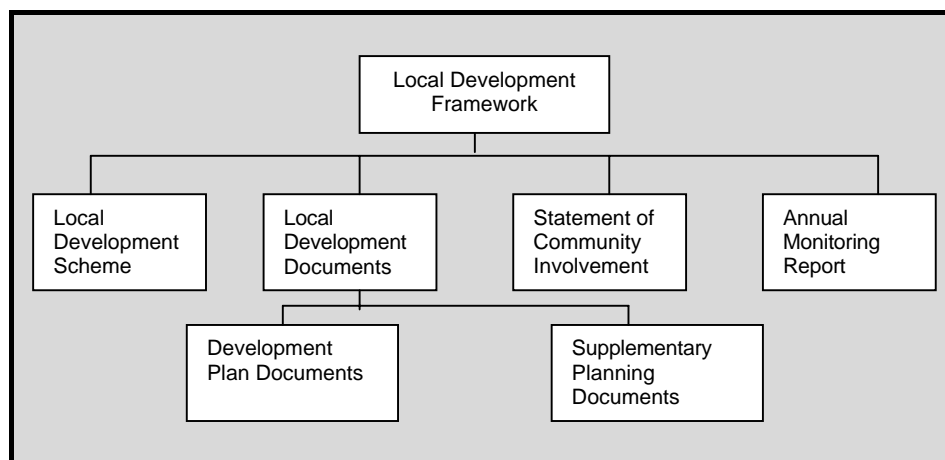
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# INTRODUCTION

## THE NEW PLANNING SYSTEM – THE LOCAL DEVELOPMENT FRAMEWORK

- 1.01 Substantial changes to the planning system and development plans have recently come 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 behind the Sustainability Appraisal will also be the subject of community involvement.
- 1.04 Until the new documents are finalised and adopted, the Suffolk Coastal Local Plan (incorporating the First Alteration) – adopted 2001 will remain valid in determining planning applications. It will be supplemented by a Second Alteration during 2006.



## 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 – 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.
- 1.06 Following consultation and an examination before an independent panel, (programmed for November 2005 – March 2006) this revised Regional Spatial Strategy (RSS) will be considered by the ODPM and, if approved, become the spatial strategy for the region. It will be part of the statutory development plan. The Suffolk Coastal Local Development Framework is being prepared to conform with this 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 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 first LDDs will be adopted in accordance with the Council's LDS timetable (see [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)). This AMR will look at existing 'saved policies' from the Suffolk Coastal Local Plan Incorporating the First Alteration, 2001 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. Therefore, this first AMR will have gaps in respect of some subjects and indicators.
- 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 of both documents.

## 2 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

### Introduction

2.01 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.

2.03 This AMR covers the period April 2004 – March 2005. During that period the Local Development Scheme did not contain any milestones in respect of the preparation of the Documents which constituted the LDF. Therefore, the Council did meet the expectation within the LDS that during the period it would be involved in:

- Core Strategy – evidence gathering including the continuing process of consultation
- Site Specific Allocations and Policies - evidence gathering including the continuing process of consultation
- Felixstowe Regeneration Area Action Plan – evidence gathering
- Statement of Community Involvement – evidence gathering

2.04 The Council has also taken the opportunity to continue to pursue community involvement in the LDF process, most notably:

- Working with communities producing their own Community Plans
- As part of a partnership including the East of England Development Association, English Partnerships and the local Town Council, commissioning consultants to advise on a potential strategy for the future of Felixstowe. This has included local consultation and public participation (exhibition, workshops, questionnaire) and will provide input into an Area Action Plan for Felixstowe
- On-going liaison with parish and town councils

2.05 Further details of the milestones for April 2004 – March 2005 can be seen in the table below.

Document Title	Progress (April 2004 – March 2005)	LDS Milestone
Core Strategy and Policies	Evidence gathering and continuing community involvement	No milestones to achieve but generally on track
Site Specific Allocations and Policies	Evidence gathering and continuing community involvement	No milestones to achieve but generally on track

Felixstowe Regeneration Area Action Plan	Consultants commissioned. Early stakeholder engagements and evidence gathering. Study due for completion January 2006	No milestones to achieve but generally on track
Statement of Community Involvement	Early pre-production work undertaken and on schedule to meet milestones	No milestones to achieve but generally on track
Sustainability Appraisal	<ul style="list-style-type: none"> <li>• Early work undertaken with a county-wide officers group</li> <li>• County-wide indicators agreed between authorities</li> <li>• Draft scoping exercise undertaken and to be published January 2006</li> </ul>	There are no specific milestones for this but the process will be aligned with each relevant DPD production.

2.06 The following LDDs are yet to begin production under the LDS:

- Saxmundham & Leiston Area Action Plan
- Proposals Map
- Planning Briefs for Allocated Sites
- Affordable Housing

2.07 Milestones within the period April to December 2005 will be assessed in the next AMR covering the period April 2005 to March 2006. This will be published in December 2006.

### 3 EXISTING POLICY IMPLEMENTATION

3.01 Following the enactment of the Planning and Compulsory Act 2004, the Council has a period of three years in which adopted Local Plan Policies can be saved. In these three years, the Council intends to replace a number of the saved policies in Development Plan Documents (DPDs) as indicated within the agreed LDS. Some policies however will be kept for longer than this three year period should they meet the criteria set out in PPS12 *Local Development Frameworks*, paragraph 5.15.

3.02 At the end of this three year period saved policies will no longer be part of the Development Plan unless the Government Office have agreed an extension and the policy complies with the adopted Regional Plan.

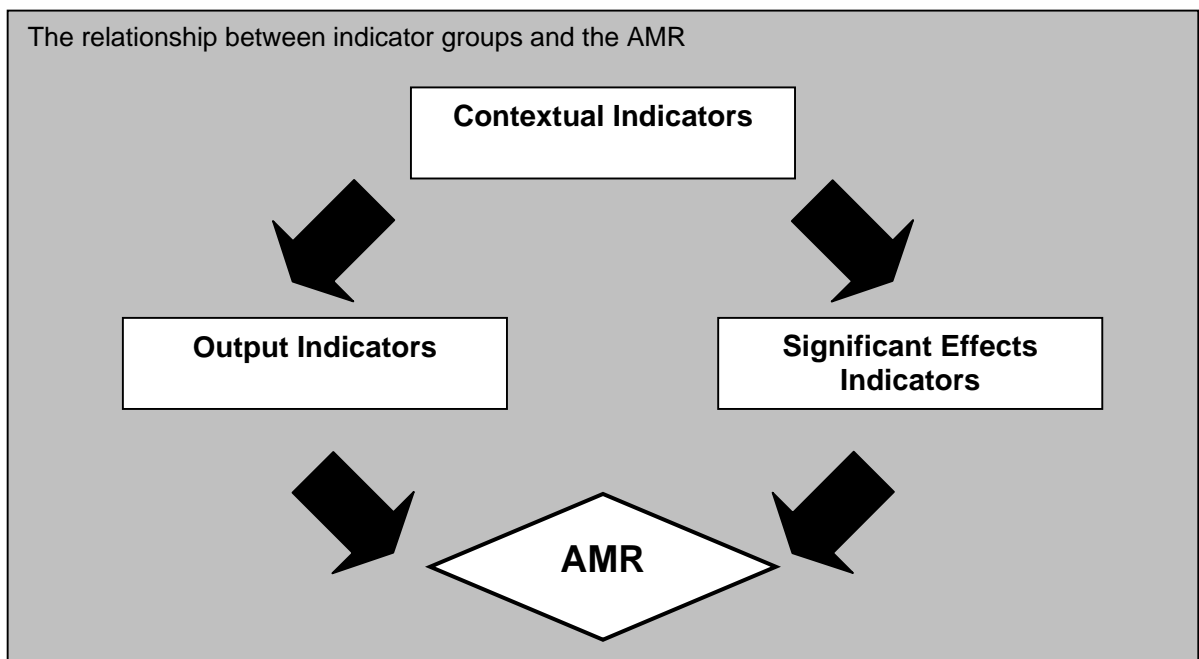
3.03 May 14<sup>th</sup> 2004 saw the Council publish a Second Alteration to the Local Plan, dealing specifically with the subject of affordable housing. Following consideration of the responses, the Council resolved to proceed to a public inquiry without a second period of deposit. The public inquiry was held on March 15<sup>th</sup> 2005.

3.04 In general, the adopted Local Plan policies are proving effective. In the monitoring period the Council determined 1657 applications with 18.29% of these being refused.

3.05 The AMR is required to indicate the existing policies that have not been implemented in the monitoring year. This might be because a policy is now redundant or it has simply not triggered any relevant planning applications in the time period. The Local Plan policies that have not been implemented between April 2004 and March 2005 are discussed in detail in **Appendix 1**.

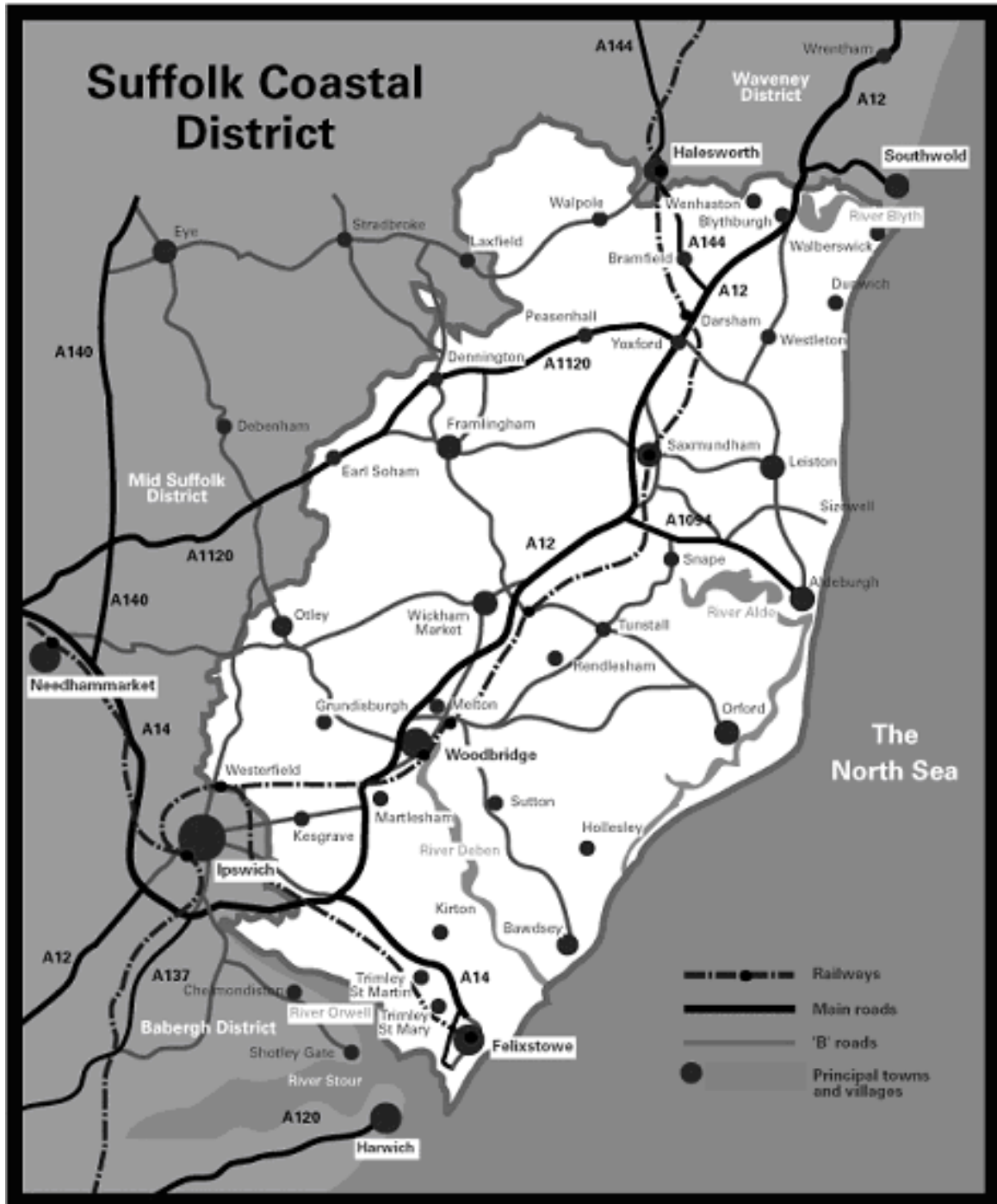
## 4 TYPES OF INDICATORS

- 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 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 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 km<sup>2</sup>). The district has a population of just over 115,000 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. 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.
- 5.04 Unemployment levels in the district are low (1.6%) and fall below the national, regional and county averages. Average earnings show an increasing trend and currently stand at £27,418 which is above the Suffolk county average of £24,940. 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.
- 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 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.
- 5.10 Economically, the district was identified to perform well and featured within the top 20-40% of the total British districts.

- 5.11 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.
- 5.12 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.
- 5.13 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.

## **OUTPUT INDICATORS**

- 6.01 This section is split into two parts. The first part covers a statutory set of core output indicators that each local authority is required to accommodate. The second part deals with local output indicators which represent issues specific to any individual local authority. These will be developed as the LDF progresses. For further information on the core output indicators and their definitions, refer to ODPM *Local Development Framework Core Output Indicators Update 1/2005* produced in October 2005. The Use Class Order (UCO) for development types has been used in this section. These are definitions of the land use type for example, "B1a" represents "offices". More information can be found on the ODPM website ([www.odpm.gov.uk](http://www.odpm.gov.uk)).
- 6.02 All of the data which follows covers the period 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2005

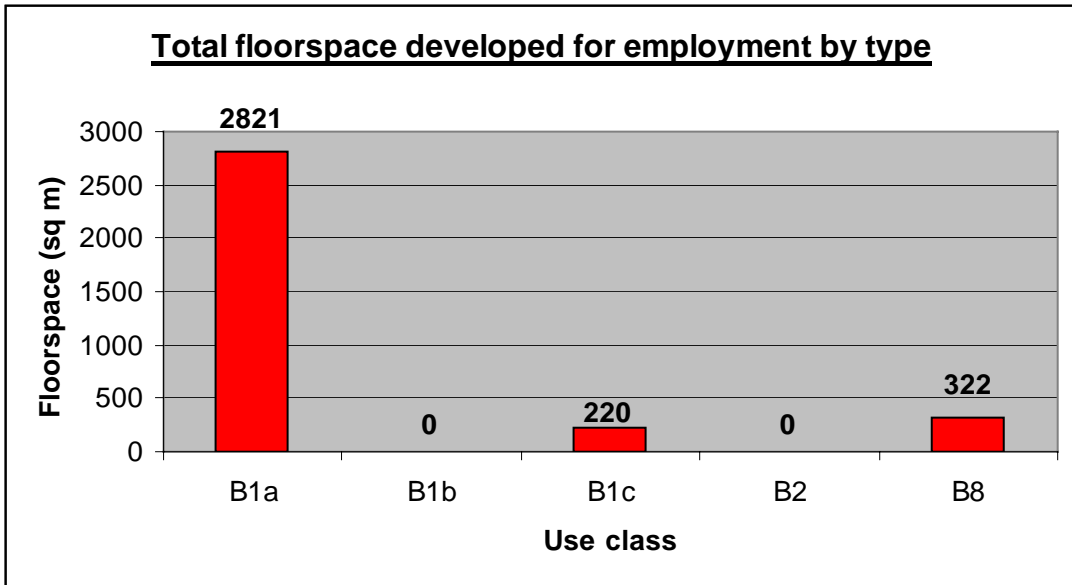
### **Part One - Core Output Indicators**

#### **Business Development**

- 6.03 

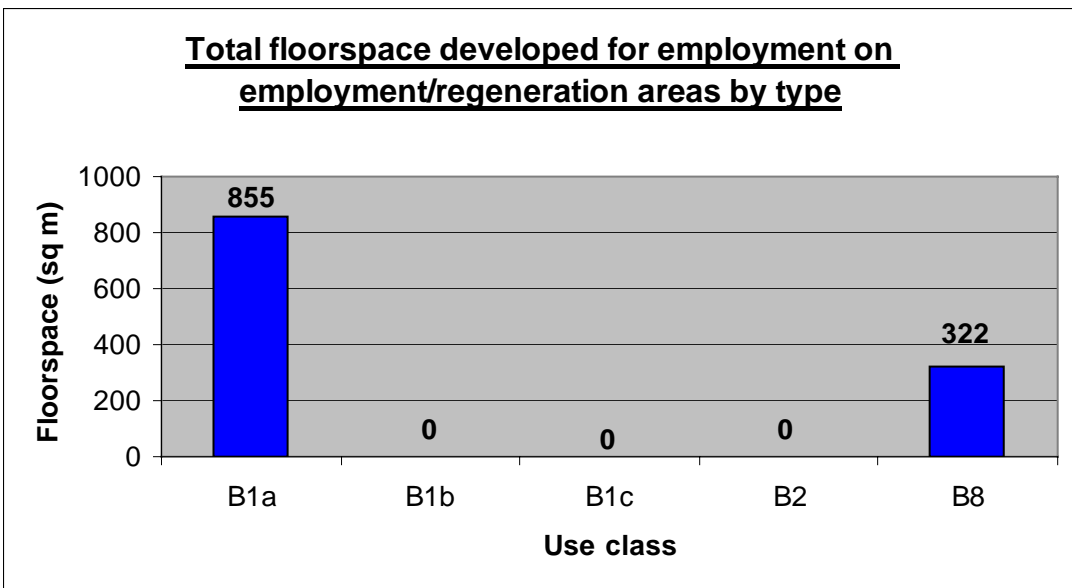
Indicator 1a - Amount of floorspace developed for employment by type.
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Local Plan policies: AP48, AP51, AP52, AP53, AP54, AP73



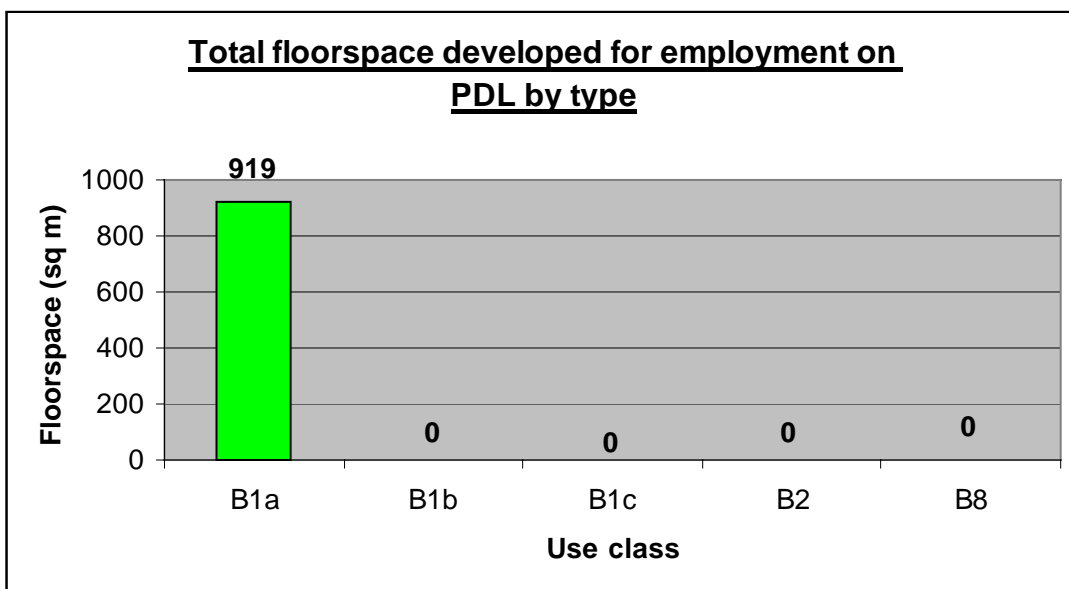
6.04 Indicator 1b – Amount of floorspace developed for employment by type, in employment or regeneration areas.

Local Plan policies: AP51, AP52



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

Local Plan policies: AP48, AP51, AP52, AP53



6.06 Indicator 1d – Employment land available by type.

Local Plan policies: none identified.

Employment sites defined or allocated for employment represent **335.62ha** across the district. Planning permission has been granted for the following amounts of use class land:

B1a	B1b	B1c	B2	B8
18.72 ha	5.47 ha	8.75 ha	10.48 ha	12.12 ha

6.07 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 **8.02 ha** of employment land was lost across the district.

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

Local Plan policies: AP50

Residential developments which have replaced employment land, accounts for **0.31 ha** in the district.

### Housing

6.09 Indicator 2a – Housing trajectory

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

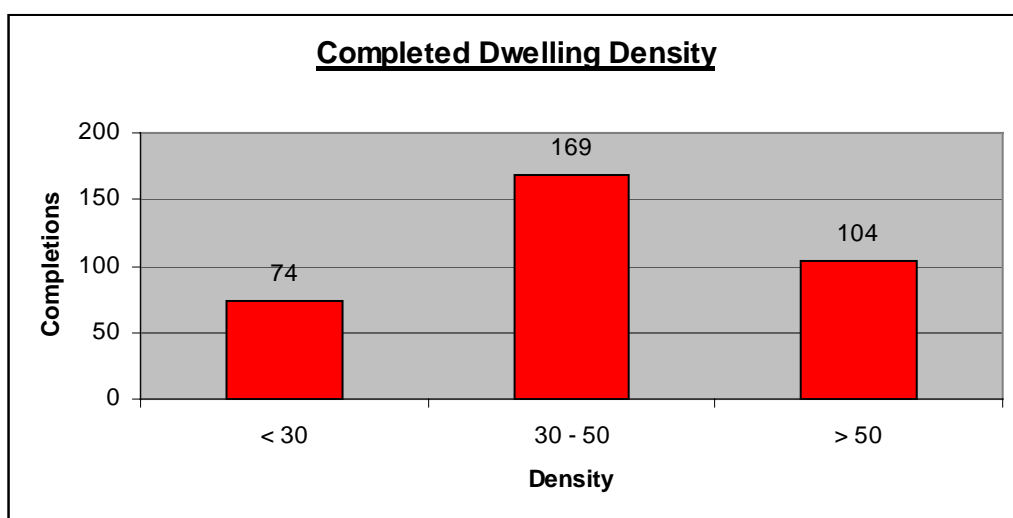
6.10 Indicator 2b – Percentage of new and converted dwellings on previously developed land.

Local Plan policies: AP26 – AP38

Completed dwellings on previously developed ('brownfield') land was **63.7%**. The Council's target for new completions on previously developed land is to achieve 60% by 2008 and this is currently being achieved.

6.11 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.

Local Plan policies: AP41



6.12 **Indicator 2d – Affordable housing completions.**

Local Plan policies: AP3, AP38

There were **52** affordable housing completions (15% of the total houses built).

Site Location	Exception Site	Total Dwellings	For Rent
Stoney Road, Grundisburgh	Yes	7	
Orwell Road Felixstowe	No	4 Flats	4
Fridays Orchard, Haylings Road, Leiston	No	1	1
Seckford Almshouses Phase 1, Seckford St Woodbridge	No	16 Flats	16
The Rosary,	No	14 Flats	14
Rouse Hall Estate, Clopton	No	6	6
Mill Rise, Saxmundham	No	1 Bungalow	1
Ashfield Drive, Leiston	No	2	2
Butley Road, Felixstowe	No	1 Bungalow	1
<b>TOTAL</b>		<b>52</b>	

**Transport**

6.13 **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 **5.76 ha\*** (100%)

\*For this monitoring year, information for developments that comply with car parking standards is incomplete and limited to B class uses. The issue for monitoring A and D use classes in relation to car parking standards has been addressed and is expected to contribute in the 2005-2006 monitoring report next year.

6.14 **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, perhaps in partnership with Suffolk County Council and it is anticipated that this data should appear in the 2005-2006 AMR.

## Local Services

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

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

Current monitoring systems do not allow for a complete figure to be obtained for this indicator. Monitoring procedures were implemented this year to address this in the next AMR.

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

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

Presently, the monitoring systems for this indicator are incomplete for the 2004-2005 AMR. However, measures are in place to fully address use classes A, B and D regarding this indicator and it is anticipated that this will be provided in the 2005-2006 report.

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

Local Plan policies: none identified.

Open space site	Area (ha)
Leiston Recreation ground	
Haylings Meadow-Leiston	
Sea Front Gardens-Felixstowe	
Langer Park-Felixstowe	
Trimley St Mary open space-Trimley	
Allenby Park-Felixstowe	
Fen Meadow-Woodbridge	

## Flood protection and water quality

6.18 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.

**Two** planning applications were granted against the Environment Agency's advice. Both of these were sited on the district's eastern sea border. The first, C04/0943 was at Hollesley and the second application, C04/1389 was at Dunwich.

## Biodiversity

- 6.19 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.

The district has the following number of designated ecological sites:

Site type	No. of sites
Wetland of International Importance (RAMSAR)	4 (7,917 ha)
Special Protection Area (SPA)	4 (7,917 ha)
Special Area of Conservation (SAC)	5 (3,755.4 ha)
Sites of Special Scientific Interest (SSSI)	45 (10,630 ha)
County Wildlife Sites (CWS)	206 (5,682 ha)
Local Nature Reserve (LNR)	3 (64.9 ha)

There were **no recorded losses** in designated ecological areas for the period April 2004 – March 2005.

## Renewable energy

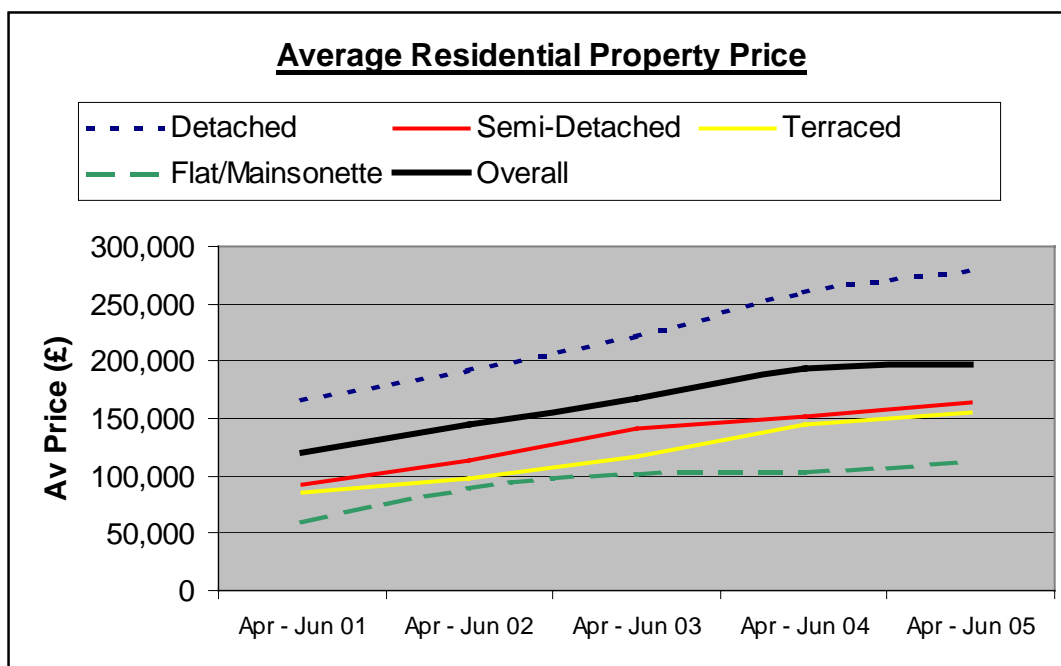
- 6.20 Indicator 9 – Renewable energy capacity installed by type.

Local Plan policies: AP98

The district currently has no renewable energy capacity.

## Part Two - Local Output Indicators

6.21 Average residential property price.



Source: Land registry

House prices within the district since 2001 have shown an average rise of 64%. 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 April 2004 was £27,418.

The table below indicates the housing affordability ratio across the district. It can be seen that the ratio between house prices and incomes is increasing year on year.

Apr – Jun 02	Apr – Jun 03	Apr – Jun 04	Apr – Jun 05
5.71	6.35	7.26	7.33

Source: Suffolk Observatory

6.22 Gypsies and travellers.

The number of gypsy and traveller populations in the district is very low. There are no permanent sites. In January 2005, there were **3** temporary encampments with **51** caravans/movable dwellings identified.

## Output Indicators Summary

- 6.03 It is evident that a very large majority of employment development has been B1a class (offices) and that again most of the outstanding employment permissions are also for office type applications. A very low amount of employment land has been lost and converted to residential uses.
- 6.04 Housing completions on previously development land meet the Council's required targets and the majority of housing density development has been at the higher end of between 30 and 50 dwellings per hectare and 50+ dwellings per hectare. Affordable housing only accounts for 15% of the total completions in 2004/05.
- 6.05 Development of non-residential use complying with car parking standards is exceptionally good. 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.

## 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. In future the AMR housing trajectory will take its requirements from the RSS once this has been formally adopted.
- 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.
- 7.05 In the 1990's the District experienced high rates of house building due to a number of large allocations and extant planning permissions being implemented. As a result of this the District Council consistently produced more dwellings than the average requirement.
- 7.06 With a number of large allocations in the Ipswich Eastern Fringe nearing completion the build rate has slowed down to a level under the Structure Plan annual average. Sites of this nature were previously allocated in the Local Plan but have since been taken up leaving the District Council currently with only two large (estate size) housing allocations outstanding.

7.07 The Structure Plan requirement of 9400 dwellings equates to 470 per annum and this figure is shown on **Graph 1**. The columns relate to actual completions and projected completions. The projected completions are split into the number of outstanding planning permissions, windfall sites and those identified within the Urban Capacity Study (UCS) carried out in 2004.

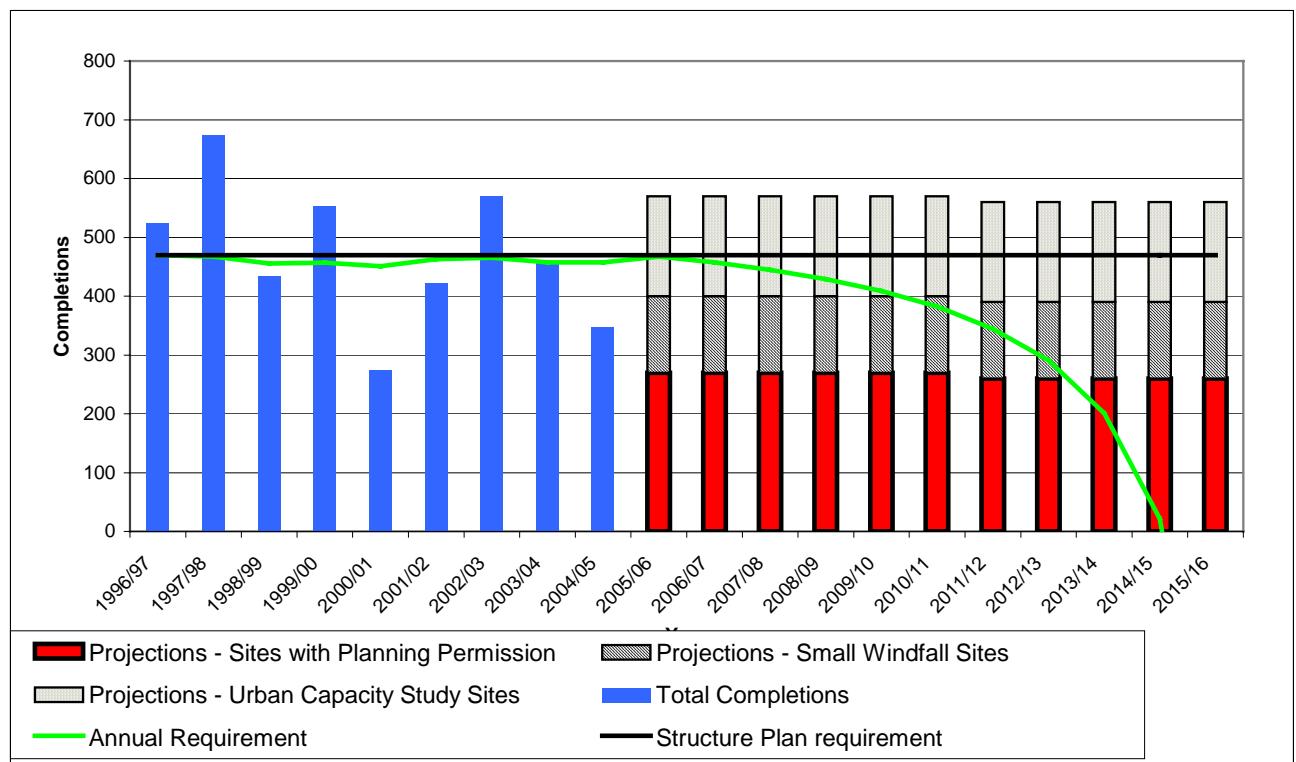
7.08 The annual requirement line on the trajectory shows the number of houses the District needs to produce with respect to previous years performance. After experiencing high levels of building the District is out performing the Structure Plan requirements and the declining line reflects this.

7.09 It is assumed that windfall rate and take up of sites identified in the UCS will come forward at a regular rate. However, towards the later stages of the trajectory as identified sites reduce in number (due to take up) it is expected that small windfall sites will account for a larger proportion of completions.

7.10 It should be noted that if the trajectory is met and performance is sustained extant planning permissions would be sufficient to meet requirements by 2012/13. It is also projected that the District Council will satisfy its requirements by 2014/15 so that any homes built after this point will be surplus to Structure Plan requirements.

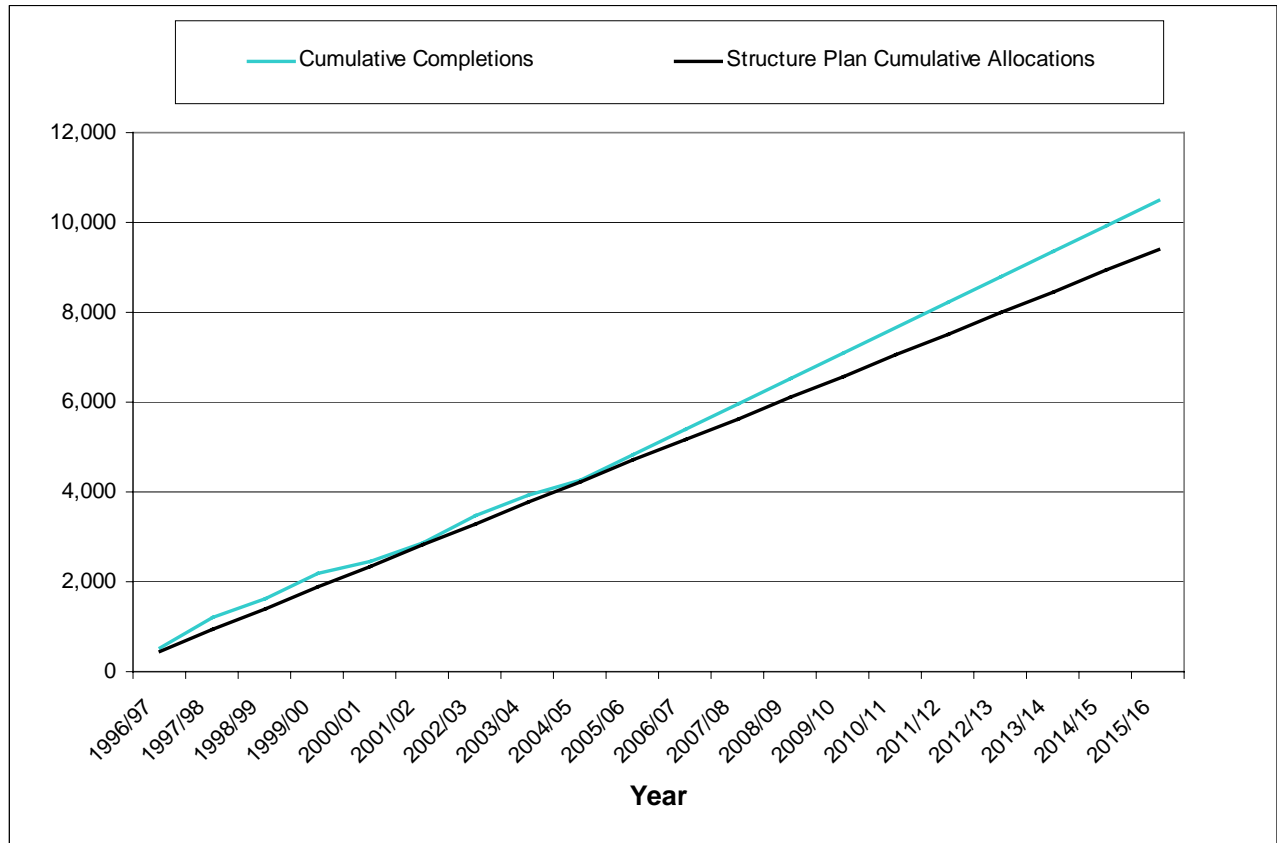
7.11 The trajectory confirms that the District Council is performing well in respect of housing provision and will continue to do so over the period of the plan.

**Graph 1 - Suffolk Coastal Housing Trajectory 1996-2016**



7.12 The Council's cumulative housing performance in relation to the Structure Plan requirements is detailed in **Graph 2**. It can be seen that housing projections in the future are expected to increasingly exceed the Structure Plan requirements.

**Graph 2 - Suffolk Coastal Housing Performance to Structure Plan Requirements 1996-2016**



## 8 SIGNIFICANT EFFECTS

8.03 The significant effects indicators will be developed through the Sustainability Appraisal 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.

8.04 Indicators have been developed through the draft Sustainability Appraisal Scoping Report (available on [www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk) from January 2006) 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.

## **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

## **9. POSTSCRIPT (the period April to December 2005)**

- 9.01 As a result of its continuing process of monitoring, in November 2005 the Council carried out its first annual review of the Local Development Scheme. Modifications have been approved by the District Council and submitted to Go-East.
- 9.02 A full version of the revised LDS can be seen on the Local Development Framework pages of the Suffolk Coastal website ([www.suffolkcoastal.gov.uk](http://www.suffolkcoastal.gov.uk)).
- 9.03 In August 2005, the District Council published a draft Statement of Community Involvement for public consultation, thereby achieving its LDS milestone.
- 9.04 In respect of the Second Alteration to the existing Suffolk Coastal Local Plan the Council received the Inspector's Report of the inquiry held on March 15<sup>th</sup> 2005. On November 4<sup>th</sup> 2005, the Council, following consideration of the Inspector's Report, chose to modify the Local Plan in accordance with some of the Inspector's recommendations but to reject others. Both the Modifications and the Council's reasons for not accepting aspects of the Inspector's report had been placed on deposit for formal objection, with the deposit period ending on December 19<sup>th</sup> 2005.

## APPENDIX 1

This appendix sets out the saved policies which:

- (a) have not been used in the determination of planning applications during the period April 2004 to March 2005; or
- (b) remain unimplemented.

It contains a commentary on each in respect of its validity.

Those shaded are considered to have been implemented. All other policies, including those not contained in this appendix, will continue to remain valid and will be used in the determination of planning applications.

### Part 1 General Polices:

Policy reference	Objective	Comment
<b>AP10</b> Management Plans	To encourage the implementation of Management Plans for the Suffolk Coast & Heaths AONB, the Greenways Project [ on the fringes of Ipswich] and the Biodiversity Action Plan	This is a generic policy and has not been used in the determination of planning applications during the monitoring period. The District Council does however continue to support the projects listed in the policy. In the LDF this support could be set out without the need for a specific policy.
<b>AP11</b> Agricultural Land and Commercial Woodland	To protect the best and most versatile agricultural Land and Commercial woodlands.	This policy, which has not been used during the monitoring period, has been largely overtaken by changes in Government policy which seek to secure the redevelopment of previously developed land in preference to greenfield development. In the preparation of the LDF clearly the protection of the most versatile agricultural land will be a material consideration when considering development options if new Greenfield allocations are required,
<b>AP16</b> Local Nature Reserves	To declare appropriate sites owned by the District Council as Local Nature Reserves and to encourage other landowners to establish non-statutory nature reserves.	This is essentially a statement of intent and has resulted in the creation of new nature reserves. It is not normally a development control tool.
<b>AP18</b> Village Greens and Commons	A presumption against any form of development on village greens or common land. Criteria for exceptions and encouragement of enhancement of existing village greens or common land as well as the creation of new ones.	The fact that there were no proposals to assess against this policy in the monitoring period perhaps demonstrates its strength in protecting these assets.
<b>AP24</b> Street Furniture.	To encourage suitable design for street furniture, to take account of the needs of those with disabilities and to reduce the visual and environmental impact of signage.	In practice most matters relating to street furniture are undertaken by local authorities and subject to negotiation rather than through the planning process.
<b>AP31</b> New Country Houses	Sets the criteria for the erection of new large country houses in extensive grounds.	The frequency of such proposals by their very nature is limited and, although no proposals were considered during the monitoring period, the policy is still valid.

<b>AP35</b> Houseboats	Resists the creation of new moorings on the rivers and estuaries in the district.	Although this policy has not been used in the monitoring period it has proved invaluable in the past.
<b>AP45</b> Sites for Travellers	Sets the criteria for permanent, or transit sites and temporary stopping places for mobile units of accommodation.	Although this policy was not used during the monitoring period it nevertheless remains a valuable development control tool.
<b>AP47</b> Employment Land	States that the District Council will monitor the need and availability of employment land within the district on a regular basis.	This simply states an ongoing process.
<b>AP55</b> Retail Strategy	States that retail strategy for the district is to sustain and enhance established town and district centres and shops serving rural areas.	This simply states an ongoing process.
<b>AP58</b> Town Centre Parking	Sets out how the District Council will monitor and manage car parking in its town centres.	This simply states an ongoing process.
<b>AP77</b> Improvements to the A12	Sets out the criteria that the District Council will apply to any improvements to the A12 north of Woodbridge.	The County Council has indicated in its Second Local Transport Plan the possibility of improvements to the A12 including bypassing certain villages. This is subject to the availability of resources for such a major scheme. This policy will continue to be a useful starting point for the consideration of any proposals which might be put forward.
<b>AP78</b> Roadside Facilities on Trunk Roads	Sets out the criteria against which proposals for roadside facilities will be considered.	Although no proposals were considered during the monitoring period there may be sites where it will become an issue in the near future.
<b>AP79</b> Lorry Facilities	States that roadside facilities for lorries and their drivers will not be permitted in the countryside, nor on sites likely to have an adverse impact on residential amenity.	Although no proposals were considered during the monitoring period there may be sites where it will become an issue in the near future.
<b>AP81</b> Cycle Routes	States that the District Council will assist in the identification of strategic and local dedicated cycle routes to facilitate safe and convenient linkages between town and district centres, employment and residential areas.	This simply states what is an ongoing process.
<b>AP84</b> Rail Services	States that the District Council will actively encourage the enhancement of the local rail infrastructure and will support measures to integrate rail services with other form of public	This simply states what is an ongoing process. The District Council is currently working with partners on a number of initiatives.

	transport. It will also seek to protect existing rail freight terminals from development that would inhibit their use.	
<b>AP86</b> Interchange Facilities	States that the District council will encourage the development of fully integrated transport interchange facilities at railway and bus stations and will protect land adjacent to stations where development might frustrate the provision of interchange facilities.	The District Council is currently working with partners on a number of initiatives.
<b>AP90</b> Overhead Power Lines and Electricity Supply Lines	States that major overhead transmission lines should avoid the AONB and other sensitive areas. Sets criteria for low voltage lines and supply to individual properties.	This has not been an issue during the monitoring period, but is likely to be relevant to future proposals.
<b>AP91</b> Hazardous Development	Sets the criteria for considering hazardous development.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP94</b> Surface Water and Aquifer Protection	States that development will not be permitted around potable groundwater and surface water sources or over vulnerable areas of aquifers.	Although no proposals were considered during the monitoring period there is at least one site where it might become an issue in the future.
<b>AP96</b> Sea Defences	States that in the interest of marine and coastal habitats the District Council will expect the use of "soft" sea defences.	Although no proposals were considered during the monitoring period there has been at least one site considered subsequently.
<b>AP100</b> Materials Reclamation Facilities.	Sets the criteria for the change of use of buildings to provide "clean" Materials Reclamation Facilities.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP108</b> Car Parks in the Countryside	States that where proposals for increased access to the countryside involve the provision of additional parking or other facilities they will be judged against the policy for informal recreational facilities, but suggests that traffic management measures may be required.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP115</b> Marinas and other Development	States that new yacht harbours and marinas, or the extension of existing ones will not be permitted other than where specific	Although no proposals were considered during the monitoring period it might become an issue in the future.

	provision is indicated in the Local Plan.	
<b>AP116</b> Land based Water-related Facilities.	Sets the criteria for the development of facilities to support the recreational use of the coast and rivers.	Although no proposals were considered during the monitoring period it might become an issue in the future.

## Part 2 Area Specific Policies

Policy reference	Objective	Comment
<b>AP119</b> Parham Airfield	Sets the criteria for the development on the employment site at Parham airfield	Although no proposals were considered during the monitoring period it might become an issue in the future
<b>AP120</b> Blythburgh Hospital	Sets the criteria for the development of the former Blythburgh hospital site	A planning consent has yet to be completed, therefore the policy is still relevant.
<b>AP122</b> Sizewell Gap	Outlines enhancements at Sizewell Gap for the benefit of residents and tourists.	Although enhancement work at Sizewell Gap has been carried out there still are opportunities for improvement.
<b>AP123</b> Coastal Instability: Dunwich	Does not permit further development in an area identified in the Shoreline Management Plan as being at risk from coastal erosion.	Although no proposals were considered during the monitoring period this policy continues to provide guidance to would-be developers in this vulnerable area.
<b>AP126</b> Aldeburgh Community Hospital	Sets criteria for improvement of facilities at the hospital against the need to protect the character of the "Garrett Era Area" within which it is situated.	Although no proposals were considered during the monitoring period this policy remains important, particularly in light of potential changes to service provision at the hospital.
<b>AP127</b> Slaughden Road	To secure environmental improvements to, and manage traffic on, the Slaughden Road south of Aldeburgh.	Implementation depends on funding, particularly from the highway authority. Whilst the objective of the policy is desirable the District Council will need review the practicalities of implementing it.
<b>AP128</b> Aldeburgh: Enhancement of the Town Centre.	To secure enhancement of the town centre, particularly in respect of the impact of parked vehicles.	This policy has been the subject of enhancement project work, led by the District Council. Further potential needs to be assessed.
<b>AP130</b> Aldeburgh: Pedestrian Priority.	To give greater priority to pedestrians in parts of the town centre,	This policy has been the subject of enhancement project work, led by the District Council. Further potential needs to be assessed.
<b>AP131</b> Aldeburgh: Development of a Supermarket.	Construction of a supermarket up to 470 sq.m. in net floorspace.	This policy has been implemented.
<b>AP132</b> Aldeburgh: Brickworks Jetty	To resist proposals that would increase the use of the brickworks jetty to gain access to the river for recreational purposes.	This is a policy, which has local support, and although there have been no proposals within the monitoring period it is nevertheless worth retaining.
<b>AP133</b> Framlingham: Brook Lane.	A Housing Allocation.	This development is under construction.
<b>AP134</b> Framlingham: New College Road and College Field.	An Allocation for mixed development including housing, employment and new playing fields for the primary school.	This allocation has now been substantially implemented, but some of the employment elements have to be achieved.
<b>AP135</b> Framlingham:	A Housing Allocation on a	This development is under construction.

Vyces Road.	playing field after compensatory provision has been made via AP 134.	
<b>AP136</b> College Playing Fields	A Housing Allocation, recognising the need to retain part of the site in undeveloped form because of its contribution to the character of the area and the setting of Framlingham College. It suggests a brief will be prepared for the area.	The western part of the site has been developed in accordance with this policy. Although no applications have been determined in the monitoring period the eastern part of the site is coming under increasing pressure and, while it is still saved, this policy will continue to protect it.
<b>AP137</b> Framlingham: General Employment Areas	Defines area to which policy AP51 [General Employment Areas] will apply.	One of a number of employment sites the need for which will have to be assessed in the preparation of the LDF.
<b>AP138:</b> Land between Station Road and Fairfield Road.	An Employment Allocation for B1 and B2 uses.	Some development in accordance with this policy has already taken place but further potential remains.
<b>AP139</b> Framlingham: Car Parking.	Sets the criteria for a comprehensive redevelopment of the area near the Elms car park to include additional parking provision.	This development has been undertaken, but the ground conditions and the sensitive nature of the site [which has subsequently been defined as a County Wildlife Site, which includes Framlingham Mere] mean the car park extension cannot be achieved in the original form.
<b>AP140</b> Framlingham:: Castle	Resists development, which would detract from the inherent landscape quality around Framlingham castle.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP141</b> Framlingham : Market Hill	Proposes partnership to enhance the Market Hill	This policy has been the subject of enhancement project work, led by the District and County Councils. Further potential needs to be assessed.
<b>AP142</b> Leiston: Eastlands Industrial Estate.	A General Employment Allocation to which Policy AP51 [General Employment Areas] applies.	Although substantial parts of this allocation have been developed some areas remain.
<b>AP143</b> Masterlord Industrial Estate	A General Employment Allocation to which Policy AP51 [General Employment Areas] applies.	Although substantial parts of this allocation have been developed some redevelopment potential remains.
<b>AP144</b> Leiston: Waterloo Avenue	An Employment [B1] Allocation	This site now has the benefit of planning permission for a terrace of 10 dwellings, together with conversion to residential use of parts of the adjacent Colonial House.
<b>AP145</b> Leiston: Abbey Road	An Employment [B1/B2] Allocation	One of a number of employment sites the need for which will have to be assessed in the preparation of the LDF.
<b>AP146</b> Leiston: Town Centre Car Parks	A comprehensive revision of car parking provision in Leiston.	Whilst this policy has not been implemented, recent initiative to develop a healthy living centre on part of one of the town centre car parks will mean that this policy will need to be reviewed and updated.
<b>AP147</b> Leiston: Town Centre Environmental Enhancements.	An objective to enhance parts of High Street and Sizewell Road by improvements to street furniture and floorscape.	Some enhancement of the High Street has taken place, but further opportunities have been identified in the Town Centre Action Plan. Little progress has been made in respect of Sizewell Road.
<b>AP148</b> Saxmundham: land East of the Fromus	A Residential Allocation close to the town centre.	This allocation has for a variety of reasons not been implemented. There is current interest in its development, but because

		much of it is a green field site its consideration needs to be considered against the provisions of PPG 3.
<b>AP149</b> Saxmundham: Scrap-yard and Fire Station, Rendham Road.	A Residential Allocation to secure the redevelopment of a scrapyard in the town centre which was creating environmental problems for the adjoining residential areas.	This allocation has been implemented.
<b>AP150</b> Saxmundham: Carlton Road Industrial Estate, Kelsale.	A General Employment Allocation to which Policy AP51 [General Employment Areas] applies.	Although no proposals were considered during the monitoring period the industrial area is gradually developing and further proposals are anticipated.
<b>AP151</b> Saxmundham: Rendham Road	A General Employment Allocation to which Policy AP51 [General Employment Areas] applies	Not the subject of any planning permission.
<b>AP153</b> Saxmundham: Enhancement Schemes east and west of the High Street.	To promote and encourage enhancement schemes in the areas shown on the proposals map.	This policy has been the subject of enhancement project work, led by the District Council. Further potential needs to be assessed.
<b>AP154</b> Saxmundham: North and South Entrances	Resists development, which would change the character of these main approaches into Saxmundham.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP156</b> Saxmundham; New Retail Development	Sets criteria for new retail development in Saxmundham Town Centre.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP158</b> Deben Peninsula: Woodbridge Base	Restricts all further non-operational development at Woodbridge base to the physical limits boundary as shown on the Proposals Map.	The previously redundant Woodbridge base has now been returned to military use and is undergoing a major redevelopment.
<b>AP162</b> Deben Peninsula: Enhancement Schemes	Sets out proposed enhancement schemes for the Market Square and Town Marsh Car Park at Orford.	The Town Marsh Car park scheme has been successfully implemented. Proposals for the Market Square remain outstanding.
<b>AP163</b> Deben Peninsula: Orfordness and Havergate Island.	Resists development in this area because of its ecological, geological and landscape importance.	The area is now owned by the National Trust and managed a way in which safeguards the value of the area.
<b>AP164</b> Deben Peninsula : Coastal Instability, Bawdsey Manor	Proposals in this area of coastal instability will need to be accompanied by a risk assessment until an appropriate coastal protection strategy has been identified.	The original Shoreline Management Plan included an overall Strategy for this area. Coastal processes are however extremely unpredictable and a review of the Shoreline Management Plan will begin in 2006.
<b>AP165</b> Deben Peninsula: East Lane Bawdsey	Supports and encourages a small scale interpretative centre based on the unique collection of military defences.	The military defences are under threat from coastal erosion but the historical importance of the area remains. The policy, particularly the location of such a facility, will require further consideration.
<b>AP170</b> Felixstowe: Restraint	Sets the Strategic Policy of Restraint for Felixstowe and sets the criteria for small-scale developments within the Physical Limits boundary.	The potential within the Town Physical Limits is being re-examined as part of the preparation of the LDF

<b>AP171</b> Felixstowe Peninsula: Separation of Felixstowe from the Trimleys	Seeks to protect the open character, which separates Felixstowe from the Trimleys and the Trimleys from each other.	A strategy for the future development of Felixstowe and the Trimleys will be considered as part of the preparation of the LDF. Until then the policy remains valid.
<b>AP172</b> Felixstowe: Felixstowe Port – protection of AONB	Opposes a third access to the port across the AONB	Such opposition continues.
<b>AP173</b> Felixstowe: Felixstowe Port Development	Identifies the area shown on the Proposals Map and covered by the Dock Acts within which B1, B2 and B8 uses are appropriate.	Although this is a general policy, it is necessary to define the area covered by the Dock Acts.
<b>AP177</b> Felixstowe: Parker Avenue	Indicates that if area to west of Parker Avenue is not required for a new road access it is appropriate as a General Employment Area.	This area is being used as a General Employment Area.
<b>AP178</b> Felixstowe Bus Station	Suggests that if bus station is vacated it should subject to access be used for Employment purposes [B1] whilst retaining the existing level of car and coach parking.	The future use of employment sites such as this will be assessed as part of the LDF process.
<b>AP179</b> Felixstowe Town Centre: Prime Shopping Area.	Defines area, shown on the Proposals Map in which changes to non-shopping uses of ground floor will not be permitted.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP180</b> Felixstowe Town Centre: Offices	Sets criteria for office development in Felixstowe Town Centre.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP181</b> Felixstowe Town Centre: Highfield Road.	Sets criteria for development in Highfield Road, which provides servicing, and car park access to the town centre.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP182</b> Felixstowe Town Centre: pedestrian priority	Seeks, in consultation to achieve pedestrian priority in the Town Centre as shown on the Proposals Map.	Significant improvements have been made, but traders have to date resisted pedestrian priority except on Saturdays.
<b>AP183</b> Felixstowe Town Centre: Reduction of through traffic in Hamilton Road.	Seeks to reduce through traffic in the main shopping Street of Hamilton Road and Bent Hill	Significant improvements have been made, and further improvements continue to be discussed.
<b>AP185</b> Felixstowe: Former college Area	Sets the criteria for the redevelopment of the grounds and buildings of the former Felixstowe College.	The majority of the potential in this area has been taken up in accordance with the requirements of the policy.
<b>AP188</b> Felixstowe: Beach Huts	Sets the criteria for considering proposals for Beach huts.	Although no proposals were considered during the monitoring period it might become an issue in the future.
<b>AP189</b> Felixstowe: new Development at Felixstowe Ferry	Reinforces – to meet the wishes of the local community the “Countryside Policy” at Felixstowe Ferry	The need for the retention of this policy is being considered as part of the LDF preparation.
<b>AP190</b> Felixstowe: Car parking at Felixstowe Ferry	Proposes a new public car park at Felixstowe Ferry.	The need for this proposal will be discussed, particularly with the local community, as part of the LDF process.

<b>AP191</b> Felixstowe: Houseboats at Felixstowe Ferry	Defines the area to which houseboats will be restricted.	Although no proposals were considered during the monitoring period the policy is a useful tool to prevent the haphazard proliferation of houseboats in this sensitive area.
<b>AP192</b> Felixstowe: Cliff Road / Golf Road.	A policy to safeguard the informal character and sea views and to resist the commercial development of an area of public open space	The need for the retention of this policy is being considered as part of the LDF preparation
<b>AP193</b> Felixstowe: Clifflands Car Park	Encourages greater use of Clifflands Car park to help reduce the impact of vehicles at Felixstowe Ferry.	Although some elements of the concept, including the creation of circular footpath routes have failed, other elements of the policy are still being developed in partnership with landowners and the local community..
<b>AP194</b> Felixstowe: Cobbolds Point	Restricts development at Cobbolds Point as shown on the Proposals Map until coastal defence measures have been implemented and studies suggest that the threat of erosion has been reduced.	Although Coastal Defence works have been undertaken, preliminary indications suggest that it would be premature to dismiss the policy. It will, therefore, continue to be relevant.
<b>AP195</b> Felixstowe; Encouragement of Holiday Accommodation	Encourages changes of use to holiday accommodation [subject to criteria] in the defined area.	Although no proposals were considered during the monitoring period the policy can be a useful tool to encourage the provision of holiday accommodation in Felixstowe.
<b>AP196</b> Felixstowe: Cliff Gardens	Resists development, including the siting of beach huts, in this area, which will be maintained as an area of formal gardens and opens space.	This is really a statement of intent relating to an area within the control of the District Council. Although no proposals were considered during the monitoring period the policy remains valid.
<b>AP197</b> Felixstowe: Spa Pavilion	Sets out that the district council will have regard to the sensitive nature of the area in undertaking improvements to the Spa Pavilion.	This is really a statement of intent relating to an area within the control of the District Council. Although no proposals were considered during the monitoring period the policy remains valid.
<b>AP200</b> Felixstowe: Sea Road Promenade	Resists the development of further permanent structures along the sea road promenade.	This is really a statement of intent relating to an area within the control of the District Council. Although no proposals were considered during the monitoring period the policy remains valid.
<b>AP203</b> Felixstowe: Caravan site at Manor Terrace	Encourages the replacement of static caravans with chalets.	To date the site operators have not shown any interest in this proposal but it remains valid.
<b>AP204</b> Felixstowe: Manor Terrace	Encourages the redevelopment of the western side of Manor Terrace for tourist accommodation in permanent dwellings.	To date the site operators have not shown any interest in this proposal but it remains valid.
<b>AP205</b> Felixstowe: Landguard Peninsula	Sets out that the district council will work with partners to manage the Landguard Peninsula.	This partnership has worked well and is now being formalised through a memorandum of agreement.
<b>AP206</b> Felixstowe: Landguard Fort	Recognises the potential of and sets the criteria for a major visitor attraction at Landguard Fort.	Some elements of the policy have been undertaken, but events have been largely overtaken by proposals for the reconfiguration of the Landguard Terminal,

		by the Port of Felixstowe, which will bring with it new opportunities and challenges.
<b>AP207</b> Felixstowe; Land around and adjacent to Landguard Fort.	Recognises the potential of and sets criteria for the development of Port of Felixstowe land adjacent to Landguard fort.	Has been overtaken by proposals for the reconfiguration of the Landguard Terminal by the Port of Felixstowe, which will bring with it new opportunities and challenges
<b>AP208</b> Felixstowe: Urban Fringe.	Recognises the vulnerability of this area to change and sets criteria for assessing proposals.	A strategy for the future development of Felixstowe and the Trimleys will be considered as part of the preparation of the LDF. Until then the policy remains valid.
<b>AP210</b> Grundisburgh Area: Debach Airfield	Sets the criteria for development on the industrial estate on the former airfield.	Although no proposals were considered during the monitoring period there are likely to be issues in the future.
<b>AP212</b> Ipswich Fringe: Open Character of land between Settlements	Seeks to maintain the open character of land, which separates villages from the eastern edge of Ipswich and from each other.	This policy, which has local support, successfully protects the areas in question.
<b>AP213</b> Sandy Lane, Martlesham	Sets criteria for the employment reuse of a site and buildings identified on the proposals Map.	Although no proposals were considered during the monitoring period there are likely to be further issues in the future.
<b>AP214</b> Ipswich Fringe: Ipswich Road/Sandy Lane, Martlesham	Seeks to safeguard an essential component of the Special Landscape Area of the Fynn Valley.	This area on the southern edge of Woodbridge has been under pressure for development on a number of occasions and this policy provides valuable protection.
<b>AP215</b> Ipswich Fringe: Nacton Heath	A major General Employment area.	This area is an eastward extension of the Ransomes Europark Development accessed from within Ipswich Borough and is likely to develop in the near future.
<b>AP218</b> Ipswich Fringe: Employment Land at Grange Farm Kesgrave	An Employment Area allocated as part of the grange farm housing development.	There was no interest in this site for employment purposes and it has planning permission for a mixed use development of housing, employment and leisure facilities..
<b>AP219</b> Ipswich Fringe: Kesgrave and Grange Farm	Acknowledges need for community facilities at Grange Farm Kesgrave	A range of facilities has been provided to serve Grange Farm and earlier development at Kesgrave.
<b>AP220</b> Ipswich Fringe: Warehousing/ Haulage Depots on the Ipswich Fringe	Indicates that warehousing and haulage depots will be restricted to Martlesham Heath and Nacton Heath General Employment Areas.	Although no proposals were considered during the monitoring period there may be further issues in the future
<b>AP221</b> Ipswich Fringe: Food Retailing at Martlesham Heath and Grange Farm	Sets criteria for the provision of Foodstore development in this part of the Ipswich eastern Fringe.	The foodstores have been developed, but there will inevitably be pressure for further expansion. The policy remains valid.
<b>AP222</b> Ipswich Fringe: A1214 Park and Ride	Allocates an area north of the A1214 for a Park and Ride site.	This proposal has been implemented.
<b>AP223</b> Ipswich Fringe: Roman Catholic School at Grange Farm	Allocates a site as part of the Grange Farm Development for a Catholic Voluntary Aided Primary School	This proposal has not yet been implemented but remains a possibility.
<b>AP224</b> Ipswich Fringe: Primary School Site, Kesgrave	Allocates a site for a Primary School at Grange Farm.	This proposal has been implemented.
<b>AP225</b> Ipswich Fringe: Foxhall Road Woodlands	States that Planning permission will not be granted for development, which would be to the	This policy remains important to protect this sensitive area from inappropriate development.

	detriment of Woodland and Heathland to the south of Foxhall Road.	
<b>AP226</b> Ipswich Fringe: Foxhall Stadium	Resists proposals to enlarge Foxhall Stadium, which could significantly increase the disturbance to a wide surrounding residential area.	The use of the Stadium is regulated by an annual agreement between the operators and the District Council and the need for this policy in the future will be reviewed.
<b>AP228</b> Ipswich Fringe: Open Spaces near Rushmere Street.	Recognises the visual importance of these open spaces [which are largely used as playing fields ] and will not permit development on them.	Although there have been various amalgamations of sports field the overall visual integrity remains and the area still needs to be protected.
<b>AP229</b> Ipswich Fringe: The Priory Area, Nacton	Accepts further limited recreational development [subject to a design brief] of this area.	This policy has been substantially implemented, but serves as a constraint on further uncoordinated expansion.
<b>AP232</b> Wickham Market: Central Area	States that proposals for shops, offices and businesses will only be permitted in the central core at Wickham Market.	Although no proposals were considered during the monitoring period there may be other proposals in the future
<b>AP233</b> Wickham Market: The Hill	Promotes a scheme of environmental enhancement on the Hill at Wickham Market.	This policy has largely been implemented but further opportunities may arise.
<b>AP239</b> Woodbridge School	Sets criteria for any redevelopment or intensification of use on the sensitive Woodbridge School site.	Although no proposals were considered during the monitoring period there may be proposals in the future
<b>AP241</b> Woodbridge and Melton: Houseboats	States that planning permission will not be granted for additional houseboats on this stretch of the River Deben.	Although no proposals were considered during the monitoring period there may be proposals in the future
<b>AP242</b> Melton: Wilford Bridge Employment Area	Supports more intensive use of this General Employment Area, subject to criteria.	Although no proposals were considered during the monitoring period there may be issues in the future
<b>AP243</b> Melton: Employment Area off Melton Road	Sets criteria for the further development of this General Employment Area.	Although no proposals were considered during the monitoring period there may be issues in the future
<b>AP245</b> Woodbridge: Lime Kiln Quay and Ferry Quay	Sets criteria for Employment uses [B1] and indicates that B2 uses may be acceptable where related to boat-building or marine engineering.	Although no proposals were considered during the monitoring period the policy remains valid in anticipation of future proposals.
<b>AP246</b> Woodbridge and Melton: Environmental Enhancement	Seeks to resist development, which does not protect or enhance the character or appearance of The Street in Melton and the Station Forecourt in Woodbridge.	A positive scheme of enhancement is currently being negotiated with a range of partners for the station forecourt and surrounding area at Woodbridge.
<b>AP247</b> Woodbridge: Environmental Enhancement, Riverside	Promotes Environmental Enhancement [as resources permit] in the Riverside area of Woodbridge and seeks to raise the standard of the environment through the	Some significant enhance works have been undertaken, but the overall objective of raising the standard of the wider area remains.

	control of development.	
<b>AP248</b> Woodbridge: Castle Street Amenity Area	Seeks to extend the open space and promote footpath links to adjacent residential areas.	Although some initial progress was made there are elements of this policy which might not be achieved.
<b>AP249</b> Woodbridge and Melton; Retention of Riverside Qualities.	Seeks to prevent the expansion of riverside development into the areas shown on the Proposals Map.	The policy has successfully protected this sensitive area from inappropriate development. Although no proposals were considered during the monitoring period there may be issues in the future
<b>AP250</b> Woodbridge Riverside recreational area	Sets out area to be used for recreational purposes and resists development on the undisturbed area to the south.	Although no proposals were considered during the monitoring period there may be proposals in the future
<b>AP251</b> Woodbridge and Melton: Riverside Footpath	Indicates that the District Council will seek to improve the riverside path in this location.	A number of improvements have been undertaken over the years.
<b>AP252</b> Woodbridge: New Yacht Harbours and Marinas	Sets criteria for the development of a new yacht harbour as shown on the proposals map.	This policy still has value in the event that it is pursued by the current or future owners.
<b>AP253</b> Woodbridge and Melton: New Primary School	Allocates site for a new primary school.	Proposals for the redevelopment of the current school site are currently being formulated and development of the new school is likely to occur in the relatively near future.
<b>AP254</b> Woodbridge: Kingston Middle School	Indicates that the former Middle school site should be redeveloped for an institutional use only.	The redevelopment of the site for sheltered housing has been undertaken.
<b>AP256</b> Woodbridge: New Street/Oak Lane Car Park	Sets out criteria for the redevelopment of this area.	Redevelopment proposals are progressing.
<b>AP259</b> Woodbridge Town Centre: Loss of Residential Accommodation	Resists loss of residential accommodation in Town Centre, but outside Prime Shopping area	Although no proposals were considered during the monitoring period there may be issues in the future
<b>AP262</b> Woodbridge Town Centre: Potential Service Areas	Planning permission will be refused for development, which prejudices existing rear servicing arrangements or the opportunity to improve provision.	Although no proposals were considered during the monitoring period there may be issues in the future
<b>AP263</b> Woodbridge Town Centre Traffic Management.	The impact of traffic management will be monitored and consideration given to additional measures to achieve pedestrian priority in the Thoroughfare and Cumberland Street.	This is an ongoing commitment.

