



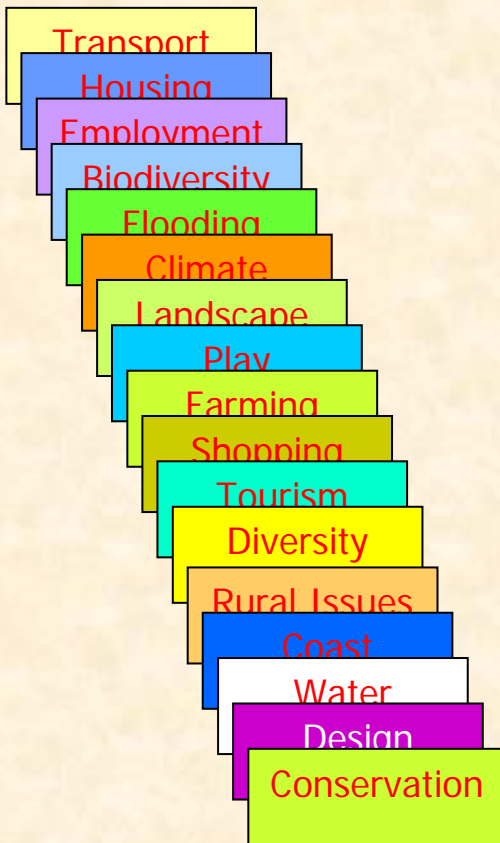
Suffolk Coastal
Local Development
Framework

SUFFOLK COASTAL LOCAL DEVELOPMENT FRAMEWORK

**GREENPRINT FORUM
JUNE 30TH 2008**

**STEVE BROWN
PLANNING POLICY MANAGER
SUFFOLK COASTAL DISTRICT COUNCIL**

THE LOCAL DEVELOPMENT FRAMEWORK



- Replaces the Local Plan
- Looks to 2024 (and beyond)
- Relates to the whole district
- Determines the future of the district and individual communities
- Used to determine planning applications
- “top down” and “bottom up”
- Process of public engagement and independent examination
- Consists of a number of documents

THE DOCUMENTS

- **THE CORE STRATEGY**
 - The key document upon which all others are based
 - Principles rather than detail
 - The first to be prepared

- **SITE ALLOCATIONS**
 - Identifies specific areas for housing, shops, leisure etc
 - Map based

- **AREA ACTION PLANS (Felixstowe & Leiston/Saxmundham)**
 - Where change is going to happen

NATIONAL HEADLINES

GOVERNMENT PRIORITIES:

- building more and better homes - and reducing homelessness
- improving local public services
- regenerating areas to create more jobs
- working to produce a sustainable environment
- tackling anti-social behaviour and extremism
- protecting and enhancing the natural and historic environment
- conserving the countryside and open spaces that are important to everyone
- working to tackle climate change - one of the most serious challenges facing us today. The Government's target is to bring about a 20% reduction in carbon dioxide emissions by 2010 and a 60% reduction by 2050.

THE BASIC AIMS

- **PROVIDE HOUSING**
- **STRENGTHEN THE ECONOMY**
- **PROTECT THE ENVIRONMENT**
- **DEVELOP A SAFE AND HEALTHY COMMUNITY**

.....Conflict Is Inevitable

..... Achieving a Balance is the Key

HOUSING

The emerging strategy is one of:

- improved provision of, and access to, appropriate housing to meet existing and future needs.
- Locating new housing according to the principles of sustainability where the appropriate scale of new development in a particular settlement will relate to the position of that settlement within a hierarchy
- Achieving an element of flexibility within settlements in order not to stifle organic and incremental growth
- Securing a 15 year housing land supply as required by national planning policy PPS3 (Housing)
- Achieving sufficient affordable housing of the right type and in the right locations as identified in the recent Housing Needs Survey

HOW MANY HOUSES IN TOTAL?

In Suffolk Coastal as a whole between 2007 and 2024:

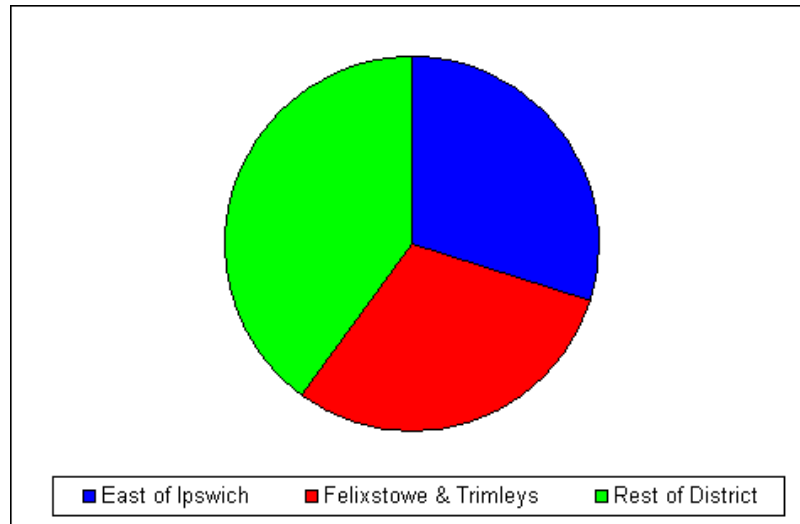
- To meet targets set by Government = 7880 new dwellings
- Take away estimate of small infill plots = 6720 to be provided

.....*where?*

- Locations with jobs, services, retail etc such as Felixstowe and East of Ipswich
- Locations where local issues will be addressed, such as Felixstowe and market towns

HOW MANY HOUSES IN TOTAL? (2)

- 60% in large centres with the facilities to support growth and
- 40% in market towns and villages



- East of Ipswich = 1920
- Felixstowe = 2100
- Elsewhere = 2700

HOW MANY HOUSES ON GREENFIELD SITES?

- Needed between 2007 and 2024 = 6720 new dwellings
- First choice = “brownfield” ie land previously developed
 - Does not include farms, gravel pits, allotments, playing fields
 - Very little in Felixstowe
- Estimate new brownfield = 1100 new dwellings

.....*in addition*

- Some land has planning permission = 2430

.....*which leaves*

- A need to find and allocate land for = 3190 new dwellings
- Primarily on “greenfield”
- OVER 1000 WILL BE “AFFORDABLE”

THE ECONOMY

The emerging strategy is one of:

- Making provision for employment land within the district
- Identifying a hierarchy of employment sites – from the strategic to local level – compatible with the settlement hierarchy
- Strengthening and diversifying the rural economy
- Promoting all year round tourism
- The regeneration of the resort of Felixstowe
- Support for the Port of Felixstowe
- Sustaining and enhancing the vitality and viability of town centres
- Encouraging the retention of appropriate local services including post offices and shops in villages and district centres.

THE ENVIRONMENT (1)

The emerging strategy is one of:

- the achievement of a high quality of design in all development.
- maximising opportunities to enhance biodiversity
- identifying the various landscape character areas that exist within the district and then protecting and enhancing those areas
- The promotion of local distinctiveness
- Improving the process of estuary and coastal management
- Recognition that proposals must take particular account of the need to
 - Ensure protection from, and not worsen the potential for, flooding and
 - Restrict new development in areas at risk of coastal erosion

THE ENVIRONMENT (2)

The emerging strategy is one of:

- To both minimise the factors that contribute towards climate change and mitigate against its potential effects by:
 - Ensuring development minimises the use of natural resources
 - Encouraging and promoting schemes which create renewable energy Reduce the emission of greenhouse gases.
 - Minimise air, common noise and light pollution.
 - Make provision for waste minimisation and recycling.
 - Utilise sustainable construction methods

COMMUNITY WELL-BEING

The emerging strategy is one of:

- promoting better access for every member of the community – particularly younger and older people, those who are disadvantaged, those in remote rural areas, and families – to housing, employment, services and facilities.
- ensuring that appropriate infrastructure, such as transport, utilities or community facilities are provided
- protecting and promoting the well being of the community in terms of its health, safety, leisure and cultural opportunities.

INFRASTRUCTURE

- To be assessed as part of the process
- Negotiations underway with providers
- To be paid for by the developers if necessary
- Subjects include:
 - Roads and transport
 - Cycleways
 - Water supply
 - Drainage
 - Community facilities
 - Art
 - Cemeteries
 - Play space
 - Sports facilities
 - Green space



THE NEXT STEPS

- Assessment of all options
- District Council identifies its preferences (and why)
- Further consultation
- District Council finalises its strategy
- Opportunity to object/support
- Examination by independent inspector
- Adoption by District Council

