

# Help plan the future of the District

Issues and Options for the Suffolk Coastal Local Plan Review

Consultation - 18th August to 30th October 2017



[www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview](http://www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview)

Further detail and additional consultation questions are available in the main consultation document



Source - [www.thesuffolkcoast.co.uk](http://www.thesuffolkcoast.co.uk)

**We are preparing a new Local Plan for the District and this is your first opportunity to take part in its preparation.**

A Local Plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered up to 2036.

Planning doesn't stop at local authority boundaries and there are many interrelationships across local authority boundaries in terms of where people live, work, shop and spend their leisure time.

The Local Plan consultation seeks to recognise the relationships between the communities of Suffolk Coastal and Ipswich. Babergh and Mid Suffolk District Councils are also undertaking a similar consultation in parallel which focuses on the issues in those districts. Following this first period of public consultation all four local authorities will work together in a collaborative way to address the relationships across the wider area.

The consultation document is split into two parts:

**Part 1** – focuses on cross boundary issues for Ipswich and Suffolk Coastal such as housing, jobs, retail development and infrastructure. The text for Part 1 is shared between both authorities.

**Part 2** – focuses on local issues for Suffolk Coastal and covers a wide range of topics such as tourism, climate change, environment and design.

## Part 1 – How much growth? The number of homes and jobs that should be planned for

The Local Plan needs to ensure there is enough development to meet the needs of the growing population and a growing economy. If we don't plan to meet housing needs, demand could outweigh supply. This will push up house prices making it more difficult to deliver affordable housing or housing to meet the needs of younger people wishing to enter the housing market, or older people looking for specialist accommodation.

**Homes** - More homes are needed across the district to meet the needs of young people, families and older people including the delivery of affordable housing. The Councils have commissioned a Strategic Housing Market Assessment which provides the Objectively Assessed Housing Need between 2014 and 2036.

10,111



Objectively Assessed  
Housing Need for  
Suffolk Coastal

11,420



Objectively Assessed  
Housing Need for  
Ipswich

**Jobs** – The Councils have commissioned employment evidence to understand the number of jobs required between 2014 and 2036.

7,940



Additional jobs for  
Suffolk Coastal

19,040



Additional jobs for  
Ipswich







## Part 1 – Growth Scenarios

The evidence provides the Council's with a starting point to consider the scale of housing and jobs growth between 2014 and 2036. A number of scenarios are being considered as part of this consultation. The 'residual figure' reflects the number of dwellings completed, with planning permission or on allocated sites as of 1 April 2017.

### Scenario A Baseline

**Trend based scenario – Objectively Assessed Need (OAN) for housing and East of England Forecasting Model jobs forecasts**



**21,531** dwellings (11,420 in Ipswich and 10,111 in Suffolk Coastal)

*4,776 dwellings would be the residual figure to be planned for*



**26,980** jobs 2014 to 2036 (19,040 in Ipswich and 7,940 in Suffolk Coastal)

### Scenario B Medium Increase in Growth

**Policy-led scenario for significant economic growth**



**25,837** dwellings (OAN plus 20%)

*9,082 dwellings would be the residual figure to be planned for*



**32,376** jobs 2014 to 2036 (trend plus 20%)

### Scenario C High Increase in Growth

**Infrastructure delivery-led scenario**



**30,143** dwellings (OAN plus 40%)

*13,388 dwellings would be the residual figure to be planned for*



**32,376** jobs 2014 to 2036 (trend plus 20%)

**Q06**

*Which growth scenario should we plan for across the Ipswich Housing Market area?*

## Part 1 – Where should the growth go?

We also need to consider the most suitable locations and distributions for this growth and whether we should be aligning the distribution of housing and jobs in the same locations. The options are currently specific to each local authority but as the Local Plan process evolves these will be combined to ensure sustainable development across the wider area.

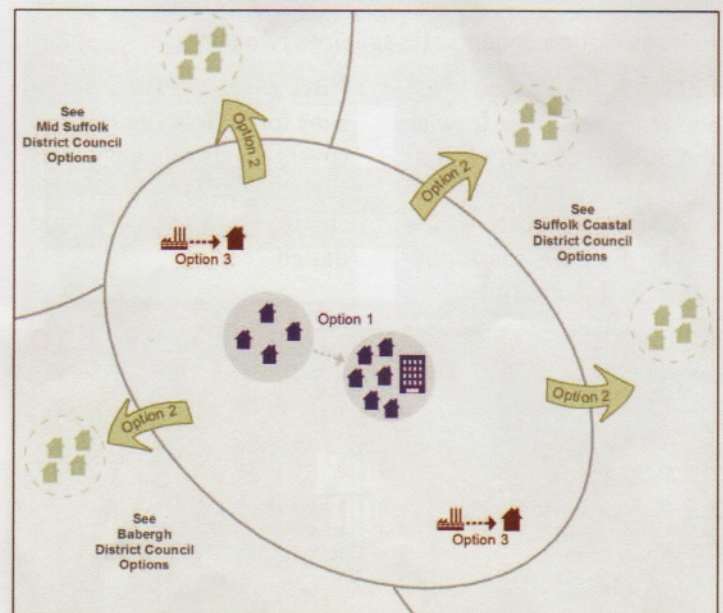
### Ipswich Borough Council:

A number of options for the distribution of housing growth in Ipswich are being considered as part of this Issues and Options consultation. Options 1, 2 and 3 detail how this distribution could take place. Ipswich Borough Council needs to identify land for 3,131 dwellings. This figure would be increased under Scenario B and C.

**Option 1 - Higher-density urban regeneration**

**Option 2 - Increased development beyond the Borough boundary**

**Option 3 - Changing the use of existing land in the Borough to housing**



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## Suffolk Coastal District Council:

The Issues and Options consultation document considers the potential distribution of housing across Suffolk Coastal as detailed in Options 4, 5 and 6. These options need to be considered against the residual figures provided in Scenario A, B and C. Further details can be found in the consultation document on pages 41- 43.

Residual figure for Suffolk Coastal in Scenario A-1,645 dwellings

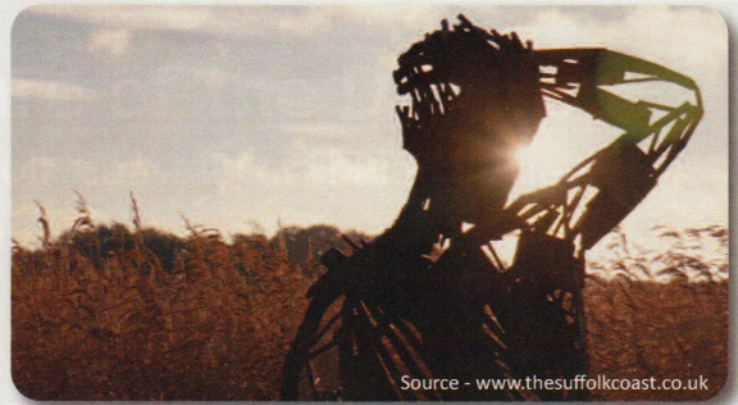
Residual figure for Suffolk Coastal in Scenario B- 3,667 dwellings

Residual figure for Suffolk Coastal in Scenario C- 5,689 dwellings

### Option 4 – Continuation of existing approach

### Option 5 – Focus on Ipswich and A14 transport corridor

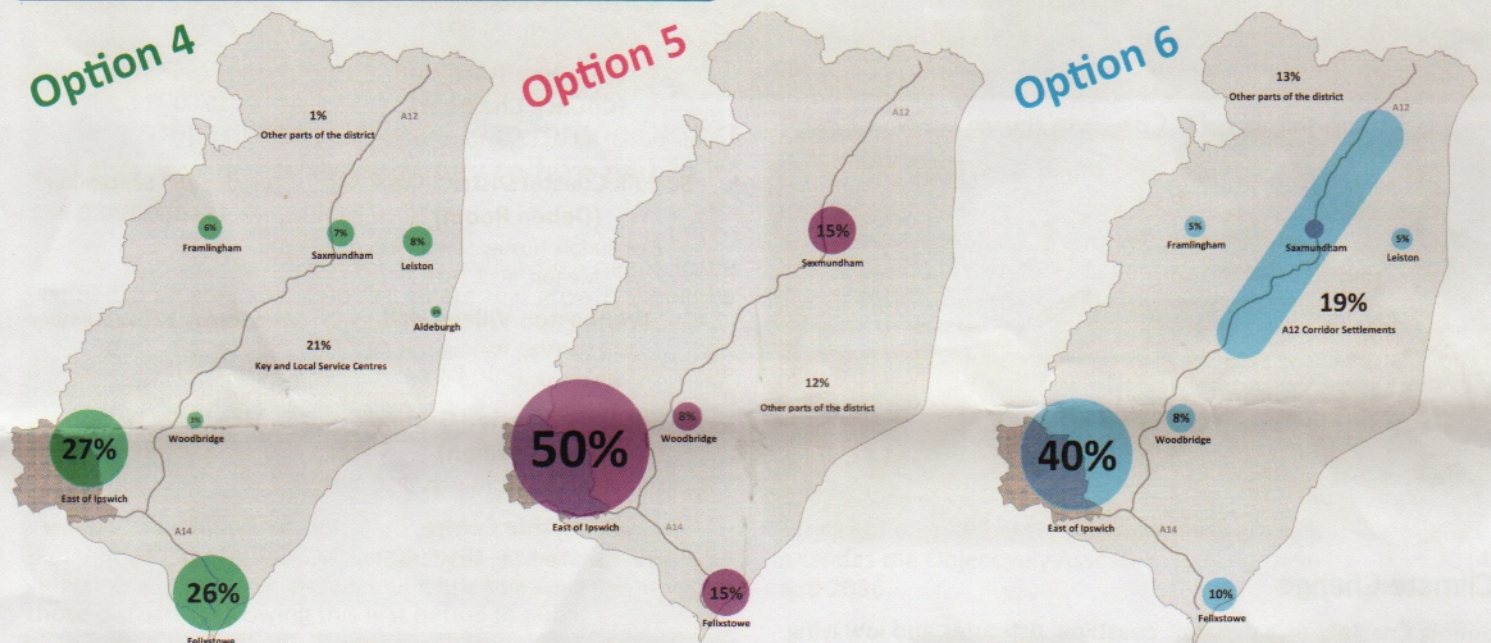
### Option 6 – A12 transport corridor and dispersed rural focus



Source - [www.thesuffolkcoast.co.uk](http://www.thesuffolkcoast.co.uk)

**Q13** Which distribution options do you think would be most appropriate to take forward?

**Q14** Are there any other distribution options that the Councils should consider, including across the whole of the Ipswich Housing Market Area?



## Part 1- Retail and Leisure

Town centres provide a variety of retail, leisure and commercial opportunities and the Local Plan needs to set out a positive approach for the management and growth of centres up to 2036. Ipswich is the County Town and recently seen some investment and diversification to provide more opportunities for relaxation, eating out or meeting friends. The Local Plan needs to consider the role of Ipswich, alongside the out of centre retail parks such as Copdock Retail Park, Futura Park and Martlesham Heath, as well as neighbouring towns of Felixstowe, Woodbridge and other market towns in Suffolk Coastal.

**Q22** Which town centres should we plan to expand?

**Q25** How do we increase the range of uses or activities in Ipswich town centre, given its role as a regional centre, and what should they be?

**Q26** What range of uses or activities would you like to see in the smaller town centres?

## Part 1 – Infrastructure

A Local Plan provides the opportunity to consider infrastructure requirements and needs across both Ipswich and Suffolk Coastal. Infrastructure can cover a wide range of facilities and services which serves residents, businesses and visitors. Investment in infrastructure will help to support sustainable economic growth and enable the area to maximise advantages and improve quality of life.

Infrastructure covers a wide range of facilities and services, such as schools, medical centres, open space, play areas, public transport, road networks, walking and cycling.

**Q29** What infrastructure is currently required in your area and what additional infrastructure do you think would be needed, and where, to support the future distribution and levels of growth outlined?



## Part 2 – Suffolk Coastal

Part 2 of the consultation document focuses on Suffolk Coastal specific issues and various topics that the Local Plan will seek to address, such as:

### Tourism

Tourism is an important sector of the Suffolk Coastal economy which offers a diverse range of tourism experiences to satisfy all tastes. Tourism strengths include beaches, family attractions, landscape, culture and heritage.

### Vehicle Parking

Appropriate provision of vehicle parking is of great benefit to the vitality of communities and businesses across the district.

### Community Facilities

Access to facilities is an important part of the success of a community. Facilities such as shops, schools and other meeting places contribute to the overall health and vitality of communities.

### Healthy Communities

Residents need to have appropriate access to leisure facilities and services to maintain a high level of health and well being.



### Climate Change

Suffolk Coastal has a dynamic coastline, estuaries and low lying areas at risk from flooding but is well placed to benefit from renewable energy opportunities in the region.

### Design

High quality design is a crucial part of making places better for people and businesses in an area.

### Heritage

Suffolk Coastal benefits from numerous heritage assets which need to be protected and enhanced for the benefit of current and future generations.

### Landscape

The district has a diverse landscape character with large parts of the district designated as an Area of Outstanding Natural Beauty.

### Biodiversity and Geodiversity

Suffolk Coastal is a district with a high quality natural environment, rich in Biodiversity and Geodiversity.

**Do you have any other comments about future development in Suffolk Coastal and what the Local Plan should contain?**

### Further Information

We have prepared a Local Plan Issues and Options consultation document which contains more information about the amount of growth and options for where the growth should be located. The consultation document also provides further detail and questions about other aspects to help meet future growth requirements and can be viewed on line at:

[www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview](http://www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview)

### Public exhibition dates:

Venue	Date and Time
<b>Yoxford Village Hall (Main Hall)</b> Old High Road, Yoxford, IP17 3HN	<b>Monday 11<sup>th</sup> September</b> 16.00 - 19.30
<b>Tower Hall</b> 5 Broadlands Way, Rushmere St Andrew, Ipswich, IP4 5SU	<b>Thursday 14<sup>th</sup> September</b> 16.00 - 19.30
<b>Felixstowe Town Hall (Council Chamber)</b> Undercliff Rd W, Felixstowe, IP11 2AG	<b>Monday 18<sup>th</sup> September</b> 16.00 - 19.30
<b>Suffolk Coastal District Council (Deben Room)</b> East Suffolk Hosue, Station Rd, Melton, IP12 1RT	<b>Tuesday 26<sup>th</sup> September</b> 16.00 - 19.30
<b>Wenhaston Village Hall</b> Narrow Way, Wenhaston, Halesworth, IP19 9DP	<b>Wednesday 27<sup>th</sup> September</b> 16.00 - 19.30
<b>Kirton Recreation Ground (The Pavilion)</b> 12 Alley Road, Kirton, Ipswich, IP10 0NN	<b>Monday 2<sup>nd</sup> October</b> 16.00 - 19.30
<b>Riverside Centre</b> 6 Great Glemham Rd, Stratford St Andrew, IP17 1LL	<b>Wednesday 11<sup>th</sup> October</b> 16.00 - 19.30

### Next steps

There will be further opportunity for you to have your say as the Local Plan Review progresses through two further rounds of public consultation and engagement.

**First draft plan**

Spring 2018 (regulation 18)



**Final draft plan**

Autumn 2018 (regulation 19)

### Keep up to date

If you would like to be added to our Local Plan mailing list, please email your details to:

[suffolkcoastallocalplan@eastsuffolk.gov.uk](mailto:suffolkcoastallocalplan@eastsuffolk.gov.uk)