

Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU
Tel: (01394) 383789
Fax: (01394) 385100
Minicom: (01394) 444211
DX: Woodbridge 41400
Website: www.suffolkcoastal.gov.uk



Please ask for: HHanslip
Direct Dial: (01394) 444761
E-mail address: hilary.hanslip@suffolkcoastal.gov.uk
Our Ref: 10.5
Your Ref:

5 December 2008

Dear Parish/Town Clerk

Received 05/12/08 *H*

(REG 25) CONSULTATIONS ON SUFFOLK COASTAL LOCAL DEVELOPMENT FRAMEWORK (LDF):

- 1. CORE STRATEGY & DEVELOPMENT CONTROL POLICIES PREFERRED OPTIONS; and**
- 2. SITE SPECIFIC ALLOCATIONS & POLICIES ISSUES AND OPTIONS CONSULTATION**

The Council has been progressing work on the Local Development Framework in relation to both of the above documents and is about to begin a public consultation on each of them. The consultation period on both of these documents will last for 10 weeks allowing an extra two weeks to take account of the Christmas/New Year break. Consultation will start on **Monday 8th December** and close on **Monday 16th February 2009**.

In accordance with Regulation 25 of The Town and Country Planning (Local Development)(England) Regulations 2008 please find enclosed one copy of each of the following documents for your information and comment.

- | | |
|------------------------|---|
| Consultation 1. | Core Strategy & Development Control Policies Preferred Options and Sustainability Appraisal of Core Strategy & Development Control Policies Preferred Options: |
| Consultation 2. | Site Specific Allocations & Policies Issues and Options.
(Note each parish council will receive a "north" or "south" district version as appropriate – please contact the Planning Policy Section if more information is required) |

You will find appended at the end of this letter a brief overview of the two main documents and what they contain.

contd



Additional Information Consultation 1

With regard to the Core Strategy consultation you will note that your packs also contain 5x A3 sheets headed "Overview of the Core Strategy (including development control policies) Preferred Options". These are copies of the opening pages of the Core Strategy which your council members may find useful both as an introduction to the main document and as a means of filtering out those issues of most relevance to them.

Whilst comments are obviously welcome on all or any part of the Core Strategy, the Council is particularly keen to have your thoughts on two key issues.

- a) Policy SP2 Settlement Policy and associated Appendix 1
 - (i) Does your parish council broadly agree with the way settlement types are sub-divided as shown? If not, why and what changes would you make?
 - (ii) Looking at Appendix 1 do you think your village is correctly positioned within the Table? If not please give reasons. *(In particular, please provide an update as to what services and facilities currently exist)* This question should be answered having regard to both the situation as it is at the moment, and having regard to future aspirations the community might have, for example as expressed through a parish plan.
- b) Policies SP11 Key Service Centres and Local Service Centres; and SP12 Other Villages and Countryside and associated Table 1
 - (i) Does your parish council broadly agree with the type and scales of housing, employment and retail provision listed? If not why and what changes would you make?

Additional Information Consultation 2

It is important that the Site Specific Allocations document is considered second.

The Site Specific consultation comprises two elements:

- a) The consideration of individual sites.
 - (i) Questions you may wish to ask include does the size of the site and the likely scale of development proposed accord with the scales of development suggested under policies SP11 and SP12 in the Core Strategy (see above)?
 - (ii) Where more than one site has been put forward which would be your preference and why? and
 - (iii) Are there any other sites not listed, which the parish council would wish to put forward for consideration?
- b) The drawing of physical limits boundaries (village envelopes).

Your comments are particularly sought on the criteria listed under Section 3. Your members might then like to take time to consider the physical limits boundary of your particular village and how they might be redrawn if the criteria in Section 3 were applied. The Council will contact you later in the year, perhaps with a draft boundary shown on a map, when you will be in a good position to provide a positive and expeditious response.

Please note that the physical limits boundaries for each settlement (the red line) as shown on the composite plans for each parish as set out in Appendix 04 are those which exist at present.

contd

How to Respond

On-line Consultation

The fastest and easiest way to comment upon these documents is to use the Council's on-line consultation system where you will be able to view other comments already submitted and validated. You can also email comments or questions to:

Development.policy@suffolkcoastal.gov.uk

By Post

Should you wish to submit your comments by letter then it is essential that these are structured and brief, with which document and within that the paragraph or policy to which they relate, clearly indicated. Any that are not clearly set out will be returned with a form or forms and a request that they be re-submitted.

Letters should be addressed to:

Planning Policy & Development Manager
Suffolk Coastal District Council
Melton Hill
Woodbridge
IP12 1AU.

Letters may also be received by fax on 01394 385100.

The Council is aware that some parish councils are concerned that the deadline for responses is tight. Where this is the case, the Council would strongly recommend that at the very least comments are received in respect of the principles set out in Consultation 1 – the Core Strategy, and in relation to Consultation 2 – comments on individual sites and the principles for drawing up the physical limits (village envelope) boundaries. **Responses must be received by 16th February 2009.**

What Else Is The Council Doing To Encourage Public Participation

For those with access to the internet, both documents are available on-line using the following link <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/default.htm>. Alternatively they are available for inspection at the Planning Help Desk, Council Offices, Melton Hill IP12 1AU during normal office hours (8.45am – 5.15pm). Please note however revised opening hours will be in operation over the Christmas/New Year break as follows:

Christmas Eve	8.45am – 3pm
29 -31 st December	10am – 3pm

Drop in sessions/exhibitions

Exhibitions and drop in sessions are being arranged and will be held at libraries at each of the main towns in the district during the 10 week consultation period when people can meet a planning officer and ask questions. These will be advertised on the Council's web-site, or alternatively you can contact the Planning Policy Section (Tel 01394 444761).

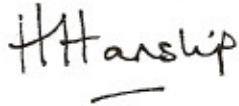
Coastline magazine

Information on the consultation is to be found in the latest edition of Coastline Magazine (December 2008) which is published by the Council and delivered to every household within the district. A copy of the magazine is also to be found on the Council's web-site.

contd

If you have any other queries about either document or the consultation process please do not hesitate to contact the Planning Policy Section or by emailing development.policy@suffolkcoastal.gov.uk

Yours faithfully

A handwritten signature in black ink, appearing to read 'H Hanslip', with a horizontal line underneath.

Hilary Hanslip
Principal Planning Officer - Policy

ADDENDUM

Consultation 1.

The Core Strategy & Development Control Policies Preferred Options

The Core Strategy is the overarching document for the emerging Local Development Framework (LDF). All subsequent documents will be expected to accord with the principles included within it. In brief, the Core Strategy sets out a Vision for the district as it will be in 2025 and a series of objectives and policies to show how the Vision will be met – “place shaping”. It includes approaches and policies covering key social, economic and environmental issues such as new housing and job provision, tourism, environmental protection and coastal erosion. It also includes a suite of development control policies for determining planning applications in relation to these issues.

The document has been drawn up taking on board national and regional planning guidance, (with which it has to comply) as well as comments from earlier rounds of public consultation and evidence from other relevant studies. National guidance comprises national planning policy guidance and statements. Regional Guidance comprises the Regional Spatial Strategy – the East of England Plan adopted May 2008.

The Core Strategy as now presented for comment is the latest document to be prepared having regard to all of these inputs. For each issue it sets out the Council's Preferred Option, and a justification and summary of the other options which were considered and dismissed; for example in relation to housing distribution. In addition, the Core Strategy is also accompanied at this stage by a Sustainability Appraisal, which sets out an assessment of how well the Council's objectives and policies would be expected to contribute towards the national priority of sustainable development

Consultation 2.

The Site Specific Allocations and Policies Issues and Options

The Site Specific Allocations document is a “daughter” document to the Core Strategy. Where the Core Strategy focuses on principles, the Site Specific Allocations looks specifically at what additional land is required to meet the development needs set out in the Core Strategy and to identify individual sites to meet this need.

The Issues and Options document, on which comments are now sought, identifies all of those parcels of land which landowners, developers and others have submitted to the Council for consideration for allocation for development. You are asked to provide the Council with your thoughts as to which of the sites submitted you best think would meet the future long term needs for the district.

To help you consider the merits or otherwise of each site, basic information is provided in relation to each one – for example whether it is a greenfield site, whether it is important for nature conservation, flood risk etc. Sites are also shown grouped for each settlement/parish. To provide the link back to the Core Strategy, a reference is shown against each settlement as to where it sits within the proposed Settlement Hierarchy (SP2 Settlement Policy) and therefore in principle what scale of development is considered appropriate for the individual settlement/village concerned. Keeping with this theme, comments are also sought on the criteria for drawing town/village physical limits boundaries for that settlement. This is the line within which development would normally be allowed, but outside of which development would be strictly limited.

Please note, if your Council has a site which is not already included in the Site Specific Issues and Options document but which you would like to be considered for development, this should be identified and submitted as an objection to the consultation document (i.e objection to its non-inclusion) by completing the form in Appendix 02.

ERROR

PLEASE REPLACE APPENDIX 1 WITH THE FOLLOWING

APPENDIX 1 – SETTLEMENT HIERARCHY

Settlement Classification	Strategic Policies	Physical Limits	Settlements		
Major Centre	SP2 SP3 SP4 SP18 SP21 SP23 SP24 SP25	Yes	Felixstowe Ipswich Fringe i.e. Kesgrave Martlesham Heath Purdis Farm Rushmere St Andrew (excluding the village)		
Town	SP2 SP5 SP6 SP7 SP9 SP10 SP23 SP24 SP25	Yes	Aldeburgh Framlingham Leiston Saxmundham Woodbridge (with part of Martlesham and Melton)		
Key Service Centre	SP2 SP3 SP4 SP11 SP20	Yes	Alderton Blythburgh Bramfield Dennington Earl Soham Eyke Grundisburgh Hollesley Kirton	Knodishall Martlesham Village Melton Village Orford Otley Peasenhall Rendlesham Snape	Trimley St Martin* Trimley St Mary* Ufford Westleton Wickham Market Witnesham Yoxford
Local Service Centres	SP2 SP3 SP11	Yes	Aldringham Badingham Bawdsey Bucklesham Benhall Blaxhall Brandeston Bredfield Butley Campsea Ashe Charsfield Chillesford Clopton Darsham Dunwich	Easton Friston Great Bealings Hacheston Hasketon Kelsale Kettleburgh Little Bealings Little Glemham Marlesford Middleton Nacton Parham Rendham	Rushmere St Andrew (village) Shottisham Stratford St Andrew Sutton Sutton Heath Swilland Theberton Thorpeness Tunstall Walberswick Waldringfield Wenhaston Westerfield
Other Villages	SP2 SP3 SP12	No	Boyton Bromeswell Bruisyard Chediston Cransford Cratfield Cretingham	Falkenham Farnham Foxhall Great Glemham Heveningham Huntingfield Levington	Newbourne Pettistree Playford Saxtead Sudbourne Sweffling Tuddenham Walpole
Countryside	SP2 SP3 SP12	No	Boulge Brightwell Burgh Capel St Andrew Cookley Culpho Dallinghoo Debach	Gedgrave Hemley Hoo Iken Letheringham Linstead Magna Linstead Parva Monewden	Ramsholt Sibton Sizewell Sternfield Stratton Hall Swilland Thorington Ubbeston Wantisden

* Settlements considered capable of accommodating more strategic levels of housing growth