

THE LOCAL PLAN – POLICY

The Local Plan guides SCDC on what they want to achieve locally, and how they intend it should happen. There are three levels of Policy:

Objectives (Obj)

Strategic Policies (SP)

Development Management Policies (DM)

Objectives (Obj)

This is the 'vision' thing – “Where we want to be and how we get there”. The stated overall vision for SCDC Local Plan is: “Having built on the best of the past, Suffolk Coastal will be a district where people can and want to live and to invest, as well as to care for others and the environment”.

Strategic Policies (SP)

These are policies that would need to be implemented if the Objective is to be attained.

Development Management Policies (DM)

These are detailed, specific approaches to particular aspects of the Plan

SETTLEMENT HIERARCHY

Every town and village in SCDC has been classified into a settlement type – Bredfield has been classed as a Local Service Centre, and this sets the level of development etc., detailed in SP.27

HOUSING:

Objectives

Obj.1 Sustainability: To deliver sustainable communities through better integrated and sustainable patterns of land use, activity and development.

Obj.2 Housing Growth: To meet the minimum locally identified housing needs of the district for the period 2010 – 2017, taking into account existing and future economic, environmental and social opportunities and constraints.

Obj.3 New Homes: to provide for the full range of types and locations of new homes to meet the needs of existing and future residents of the district.

Obj.12 Design: to deliver high quality developments based on the principles of good, sustainable and inclusive design

Strategic Policies

SP.1 Development should be 'sustainable' (it must be balanced/ relate to the area & infrastructure / promote energy efficiencies / enhance the area / promote communities etc.)

SP.1A Presumption in Favour of development. SCDC will grant applications that agree with policies, unless it can be shown that any adverse impacts would outweigh the benefits

SP.2 Housing numbers and distribution - Provision for 7,900 new homes across the district 2010 – 2027. Land to be distributed in line with size of settlement.

SP.3 New homes - To increase the stock of housing to provide the full range of size, type and tenure of accommodation to meet the needs of the population

SP.27 Housing: any allocation will be in the form of minor extensions, consistent with scale and character, or will be in the forms of small groups or infill within defined physical limits boundary: One in three homes of developments of 3 houses or more must be affordable housing

Development Management Policies

DM.1 where a community led plan identifies a need for affordable housing and can identify a site that would not normally receive planning permission, it may be granted as an exception site

DM.2 When considering planning applications in LSC's 1 in 3 houses to be affordable (...unless conditions and economics dictate otherwise)

DM.7 Infilling and Backland development will be permitted unless it can be shown that it is out of character/insufficient curtilage/cause problems

DM.21 – Aesthetics: any new development must comprise good visual design / relate to the character and location / respect nearby buildings

DM.23 Amenity – any new proposal must have regard to privacy / overlooking / access to daylight / physical relationship with surrounding properties / light pollution

DM.24 – Sustainable – new developments should demonstrate consideration for low energy / low carbon / reduced emissions / take into account climate change

BUSINESS:

Objectives

Obj.5 Rural Economy: to sustain, strengthen and diversify the rural economy

Obj.6 Tourism: To promote all year round tourism based on the environmental, cultural and social attributes of the area

Strategic Policies

SP.7 Economic development in rural areas: Opportunities to maximise the economic potential of rural areas, particularly where this will secure employment, will be supported. This may include farm diversification, expanding tourism etc.

SP.8 Tourism: Proposals for tourism-related development will be determined by the capacity to absorb new development and additional activity. This area has the potential to absorb additional tourist pressure and subject to the implications for the environment, including generation of more traffic, SCDC will support and promote tourism west of the A.12

SP.27 Employment: emphasis on retention of existing, and expansion likely to be limited. New provision to be through use of existing buildings and have a tangible link to the area

Development Management Policies

DM.13 Permission will be granted to convert redundant buildings for other uses, providing strict criteria are met (i.e. design/character/historic or architectural interest)

DM.14 Farm diversification will be granted providing certain criteria are met (i.e. scale relates to setting/contributes to the community/provides local employment etc.)

DM.15 Proposals for new agricultural buildings will be permitted provided it meets criteria (not intrusive / roads adequate / relates to the land)

DM.17 Touring caravan and camp sites – are acceptable but... must be to scale / high standard of design / roads can accommodate / services available

DM.18 Static chalets & caravans – new proposals will be permitted if roads allow it/scale appropriate to the area/high standard of design/services available

TRANSPORT:

Objectives:

Obj.8 Transport: To enhance the transport network across the district

Strategic Policies

SP.10 A.12: The A.12 is a valuable artery running north to south... but journey times are hampered by stretches of single carriageway north of Woodbridge and reduced speed limits necessary to maintain quality of life for those living alongside the road... SCDC supports the provision of improvements to the A12 north of Woodbridge

Development Management Policies

DM.20 – any proposed new development that may impact on the local area must have a ‘green travel plan’, to provide for public transport / cyclist / car sharing

ENVIRONMENT / HISTORIC ENVIRONMENT:

Objectives

Obj.11 Protecting the Physical Environment: To conserve and enhance the quality of the distinctive natural, historic and built environments

Obj.14 Green infrastructure: to encourage and enable the community to live and enjoy a healthy lifestyle

Strategic Policies

SP.14 – Biodiversity: SCDC will protect and enhance the environment through the restoration, creation and on-going management of priority habitats.

SP.15 Landscape and Townscape: SCDC will protect and enhance the character of the area either through opportunities for development or other strategies. This will extend to villages where sites, gaps, gardens and spaces that make a contribution to the location will be identified and protected. Location of such sites will be designated through...Neighbourhood Development Plans.

SP.17 Green Space: SCDC will seek to ensure that communities have access to green space within settlements

Development Management Policies

DM.26 – SCDC will seek to minimise light pollution

DM.27 – all proposals for development should protect biodiversity of the land/maximise opportunities for enhancement of natural habitat / incorporate conservation features

DM.28 – new development will not be permitted in areas at risk of flooding

DM.29 – telecommunications – masts/antennae/dishes etc., will be permitted but must comply with criteria (minimal impact on surroundings etc.)