



Suffolk Coastal **Local Plan**

Sustainability Appraisal Report



Final Draft Plan | December 2018

Representations period: 14th January to 25th February 2019

www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview



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Non Technical Summary

Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.

SA, in essence, is about asking at regular intervals during the plan preparation “how sustainable is the plan?” By asking this question regularly, a judgement can be made as to the extent to which sustainable development is being achieved for each approach. It may support the initial approach or encourage rethinking of proposals. It is important that a Sustainability Appraisal is carried out alongside the Local Plan so as to provide timely input into the Local Plan evolution of policies and strategies.

Method

A Sustainability Appraisal (SA) is a systematic process by which the Local Plan is assessed to see how well it meets the economic, social and environmental needs of the area’s current and future population.

The process of preparing a Sustainability Appraisal is governed by the Strategic Environmental Assessment Directive. The National Planning Practice Guidance also gives guidance on how local authorities should undertake a Sustainability Appraisal. The figure below outlines the process of Sustainability Appraisal and how it relates to the preparation of a Local Plan.

The first part of a Sustainability Appraisal is the Scoping Report. The Scoping Report:

- Details the existing baseline;
- Reviews other relevant plans, programmes and strategies that have an influence on sustainability;
- Identifies key sustainability issues that need to be addressed; and
- Sets out a Sustainability Appraisal Framework for assessing policy and site options and the overall impact of the plan.

The second stage is developing and refining alternatives and assessing effects. During the preparation of the Local Plan a large number of policy and site alternative options have been identified and assessed using the sustainability appraisal framework presented in Section 5. The appraisal of all the policies and alternatives are presented in the appendices to this report.

The output from this process is the Sustainability Appraisal Report of the Final Draft Local Plan which is subject to consultation during the publication period of the Final Draft Local Plan which will run for six weeks from **14th January to 25th February 2019**

Key Sustainability Issues

Through the identification of the baseline characteristics, it is possible to identify the key sustainability issues and problems. The identification of these issues helps establish the objectives outlined in the Sustainability Appraisal Framework.

In order to address issues consistently across the Ipswich Housing Market Area and Functional Economic Area, the key sustainability issues have been derived jointly between Ipswich and Suffolk Coastal and a number of these issues are common across the two authorities. However, in recognition of the specific characteristics of the two authorities we have also developed a sub set of Suffolk Coastal specific issues.

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Population	The need to reduce inequality and social exclusion	Despite relative affluence of the district there is still a need to address pockets of deprivation.
	Impact of changing demographics and migration trends	Increasing number of young people leaving the district and a large rural population. District's population is older than the county, regional and national averages. Suffolk Coastal expects to see more deaths than births across the decade, 2014-2024.
Housing	The need to ensure the delivery of a sustainable supply of housing	Limited land availability and large areas of protected land.
	Ensuring the delivery of mix of housing types and tenures (including affordable housing)	High house prices and high numbers of second homes in the district. The impact of an aging population on housing supply. Increased demand for specialist housing.
Health and Wellbeing	The need to ensure the delivery of health and social care provision in line with growth	Population is older than the county, regional and national averages.
	The need to address health inequalities and public health	Limited access to health provision in the rural areas. Aging population and high proportion of population with long-term health problems and disabilities.
	Promoting healthy lifestyles	Improving access to opportunities for regular physical activity.
	Crime rates and anti-social behaviour	Addressing fear of crime.
Education	The need to ensure the delivery of education provision in line with growth	Distance to both primary and secondary schools, especially in rural locations.
	The need to ensure appropriate skills to	Ensuring the local population can

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
	match future employment needs	access new employment opportunities.
Water	Managing water resources and water quality	There are a number of Groundwater Source Protection Zones. High number of existing groundwater and surface water Nitrate Vulnerable Zones.
	The timely provision of new water services infrastructure in line with growth	The timely provision of new water services infrastructure in line with growth.
Air	Improving air quality	Reliance on private motor cars and the lack of public transport provision. Two Air Quality Management Areas in Suffolk Coastal.
	The requirement for clean vehicle infrastructure to encourage uptake of technologies	The requirement for clean vehicle infrastructure to encourage uptake of technologies
Material Assets (including soil and waste)	The need to maintain and/or enhance soil quality	Extensive areas of high quality agricultural land.
	The need to manage waste arisings in accordance with the waste hierarchy	The need to manage waste arisings in accordance with the waste hierarchy.
	The need to encourage development on previously developed land and/or make use of existing buildings and infrastructure	Limited availability of previously developed land.
	The need to protect and enhance sites designated for their geological interest	The need to protect and enhance sites designated for their geological interest
Climatic Change, Flooding and the Coast and Estuaries	The need to ensure that the built environment adapts to the impact of climate change and extreme weather events	The need to increase renewable energy provision. The need to ensure an appropriate response to sea level rise and coastal erosion. The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change.
	The need to address pluvial, fluvial and coastal flood risk	Low lying areas at risk of flooding from drainage, rivers and coastal waters. Eroding coastline.
	The need to manage pressure on protected sites	Large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.

Key SA issue across Ipswich and Suffolk Coastal		Suffolk Coastal Specific Issues
		Eroding coastline and coastal change management.
Biodiversity	The need to conserve and enhance biodiversity (including sites designated for their nature conservation value)	Numerous protected sites across the district. Need to extend and enhance the green infrastructure network across the whole Ipswich Housing Market Area.
	The need to halt biodiversity net loss	High biodiversity value.
Cultural Heritage	Maintaining and enhancing designated and non-designated heritage and cultural assets	High number of heritage assets.
Landscape	The need to ensure the protection and enhancement of local distinctiveness and character	Managing development while protecting significant areas of environmental protection. Delivering high quality design that respects local character.
	The need to manage pressure from new development on the AONB	Significant areas of AONB across the district.
Economy	The need to support and maintain a sustainable local economy	Limited employment land availability with limited large business unit provision outside Felixstowe. Limited range of employment opportunities in rural areas. Promoting growth in key employment sectors.
	Enhancing town and service centres and their role	Competition for land from housing. Changing nature of town and district centres.
	Reducing the need to travel	Distances between key services and facilities in rural areas.
Transport and connectivity	Encouraging the use of sustainable transport modes	Reliance on private motor car and the lack of public transport provision.
	The need to realise opportunities for social inclusion through the provision of improved online services	Rural isolation and poor access to fast broadband and reliable mobile coverage in rural areas.
Digital Infrastructure	The need to support the growth of the digital economy	Access to fast broadband in rural areas.

Sustainability Appraisal Framework

The table below provides the objectives which have been developed to enable the Council to consider the impacts and alternatives of plans, programmes and policies. The Objectives, guide questions, and indicators in the table are common across Ipswich and Suffolk Coastal. The

Babergh/Mid Suffolk Sustainability Appraisal Framework was developed separately but is reflected in Ipswich/Suffolk Coastal Framework. Any differences in the Framework are shown highlighted in grey and the equivalent Babergh/Mid Suffolk objective number is shown in brackets after each objective.

SA Objective	Guide Question	Topic in the SEA Directive
Population		
1. To reduce poverty and social exclusion (3 ¹)	<ul style="list-style-type: none"> Will it reduce poverty and social exclusion in those areas most affected? Will it reduce benefit dependency?² Does it support the changing population profile of the area? Will it encourage engagement/participation in community/cultural activities? Will it contribute to regeneration activities? Will it enhance the public realm? 	<ul style="list-style-type: none"> Human health Population
Housing		
2. To meet the housing requirements of the whole community (5)	<ul style="list-style-type: none"> Will it contribute to the supply of housing? Will it reduce homelessness? Will it contribute to meeting demand for a range and mix of housing, including affordable housing and specialist housing? Will it reduce the number of unfit homes? Will it contribute to the delivery of sustainable homes? 	<ul style="list-style-type: none"> Human health Population Material assets
Health and Wellbeing		
3. To improve the health of the population overall and reduce health inequalities (1)	<ul style="list-style-type: none"> Will it improve access to health facilities and social care services? Will it encourage healthy lifestyles? Will it support the diverse range of health needs within the community? 	<ul style="list-style-type: none"> Population Climatic factors Human health Fauna Biodiversity
4. To improve the quality of		

¹ Figures in brackets show the equivalent Babergh Mid Suffolk DC objective

² Highlighted text shows areas of difference between SCDC/IBC framework and BMSDC framework.

SA Objective	Guide Question	Topic in the SEA Directive
where people live and work (4)	<ul style="list-style-type: none"> Will it contribute to a healthy living environment? (noise, odour etc.?) Will it reduce crime/ fear of crime and anti-social activity? Will it promote design that discourages crime? Will it avoid locating development in locations that could adversely affect people's health? Will it support those with disabilities? Will it protect and improve air quality? Will it avoid exacerbating existing air quality issues in designated AQMAs? 	<ul style="list-style-type: none"> Flora
Education		
5. To improve levels of education and skills in the population overall (2)	<ul style="list-style-type: none"> Will it improve qualifications and skills of young people and adults? Will it support the provision of an adequate range of educational and child care facilities? 	<ul style="list-style-type: none"> Human health Population
Water		
6. To conserve and enhance water quality and resources (6)	<ul style="list-style-type: none"> Will it support the achievement of Water Framework Directive Targets Will it protect and improve the quality of inland waters? Will it protect and improve the quality of coastal waters? Will it promote sustainable use of water? Will it maintain water availability of water dependent habitats? Will it support the achievement of Water Framework Directive targets? Will it improve ground water quality? 	<ul style="list-style-type: none"> Soil Material assets Landscape Flora
Air		
7. To maintain and where possible improve air quality (7)	<ul style="list-style-type: none"> Will it protect and improve air quality? Will it avoid exacerbating existing air quality issues in designated AQMAs? 	<ul style="list-style-type: none"> Air Human health Fauna

SA Objective	Guide Question	Topic in the SEA Directive
	<ul style="list-style-type: none"> Will it contribute to a healthy living environment? 	
Material Assets (including Soil)		
8. To conserve and enhance soil and mineral resources (8)	<ul style="list-style-type: none"> Will it encourage the efficient use of land? 	<ul style="list-style-type: none"> Soil Material Assets
9. To promote the sustainable management of waste (9)	<ul style="list-style-type: none"> Will it minimise the loss of open countryside to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality? Will it promote sustainable use of minerals? Will it encourage the use of previously developed land and/or the reuse of existing buildings? Will it prevent land contamination and facilitate remediation of contaminated sites? Will it reduce household waste generated/ head of population? Will it reduce commercial and industrial waste generated/ head of population? Will it increase rate/head of population of waste reuse and recycling? 	<ul style="list-style-type: none"> Human health Landscape
Climatic Change, Flooding, and the Coast and Estuaries		

SA Objective	Guide Question	Topic in the SEA Directive
10. To reduce emissions of greenhouse gases from energy consumption (10)	<ul style="list-style-type: none"> • Will it ensure suitable adaptation to climate change? 	<ul style="list-style-type: none"> • Climatic factors
11. To reduce vulnerability to climatic events and flooding (11)	<ul style="list-style-type: none"> • Will it reduce emission of greenhouse gases/head of population by reducing energy consumption? 	<ul style="list-style-type: none"> • Biodiversity • Flora • Fauna • Landscape
12. To safeguard the integrity of the coast and estuaries (-)	<ul style="list-style-type: none"> • Will it increase the proportion of energy needs being met by renewable sources? • Will it minimise the risk of flooding from rivers and watercourses? • Will it minimise the risk of flooding on the coasts/estuaries? • Will it reduce the risk of coastal/estuarine erosion? • Will it reduce the risk of damage from extreme weather events? • Will it support sustainable tourism? • Will it protect environmentally designated sites? • Will it protect the special character and setting of the coast and estuaries? 	<ul style="list-style-type: none"> • Biodiversity • Flora • Fauna • Landscape • Water
Biodiversity		
13. To conserve and enhance biodiversity and geodiversity (12)	<ul style="list-style-type: none"> • Will it maintain and enhance European designated nature conservation sites? • Will it maintain and enhance nationally designated nature conservation sites? • Will it maintain and enhance locally designated nature conservation sites? • Will it avoid disturbance or damage to protected species and their habitats? • Will it help deliver the targets and actions in the Biodiversity Action Plan? • Will it help to reverse the national decline in at risk species? • Will it protect and enhance sites, features and areas of geological value 	<ul style="list-style-type: none"> • Cultural heritage • Landscape • Biodiversity • Flora • Fauna • Water

SA Objective	Guide Question	Topic in the SEA Directive
	<p>in both urban and rural areas?</p> <ul style="list-style-type: none"> • Will it lead to the creation of new habitat? • Will it deliver Suitable Alternative Natural Greenspaces SANGS? • Will it deliver biodiversity net gain? • Will it contribute positively to the wider Green Infrastructure networks? • Does it ensure current ecological networks are not compromised, and future improvements are not prejudiced? 	
Cultural Heritage		
<p>14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance (13)</p>	<ul style="list-style-type: none"> • Will it protect and enhance buildings, monuments, sites, places, areas and landscapes of heritage interest or cultural value (including their setting) meriting consideration in planning decisions? • Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? • Will it enhance accessibility to and the enjoyments of cultural heritage assets? • Will it provide opportunities to enhance the historic environment? 	<ul style="list-style-type: none"> • Cultural heritage
Landscape		
<p>15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes (14)</p>	<ul style="list-style-type: none"> • Will it conserve and enhance the AONB? • Will it reduce the amount of derelict, degraded and underused land? • Will it protect and enhance the settlement and its setting within the landscape? • Will it protect and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? 	<ul style="list-style-type: none"> • Air • Material assets • Water • Cultural heritage • Population • Biodiversity • Climatic factors

SA Objective	Guide Question	Topic in the SEA Directive
Economy		
16. To achieve sustainable levels of prosperity and growth throughout the plan area (15)	<ul style="list-style-type: none"> • Will it improve business development and enhance competitiveness? • Will it improve the resilience of business and the economy? 	<ul style="list-style-type: none"> • Population • Human health • Material assets
17. To maintain and enhance the vitality and viability of town and retail centres (16)	<ul style="list-style-type: none"> • Will it promote growth in key sectors? • Will it improve economic performance in disadvantaged areas? • Will it encourage rural diversification? • Will it encourage indigenous business? • Will it encourage inward investment? • Will it make land available for business development? • Will it increase the range of employment opportunities, shops and services available in town centres? • Will it decrease the number of vacant units in town centres? • Will it enhance the local distinctiveness within the centre? 	
Transport, Travel and Access		
18. To encourage efficient patterns of movement, promote sustainable travel and transport and ensure good access to services. (17)	<ul style="list-style-type: none"> • Will it reduce commuting? • Will it improve accessibility to work by public transport, walking and cycling? • Would it promote the use of sustainable travel modes and reduce dependence on the private car? • Will it increase the proportion of freight transported by rail or other sustainable modes? • Will it maintain and improve access to key services and facilities for all sectors of the population? • Will it increase access to the open countryside? • Will it increase access to public open space? 	<ul style="list-style-type: none"> • Material assets • Climatic factors • Landscape • Population

SA Objective	Guide Question	Topic in the SEA Directive
	<ul style="list-style-type: none"> • Will it improve access to cultural facilities? • Will it improve access to community facilities? • Will it reduce journey times? • Will it help to enhance the connectivity of more remote, rural settlements? • Will it avoid impacts on the quality and extent of existing recreational assets, such as formal or informal footpaths? 	
Digital Infrastructure		
19. To ensure that the digital infrastructure available meets the needs of current and future generations	<ul style="list-style-type: none"> • Will it improve digital infrastructure provision? • Will it increase opportunities to improve the digital economy? 	<ul style="list-style-type: none"> • Population • Material assets

Appraisal of Options

The individual policies and proposals of the Local Plan have been assessed against the Sustainability Appraisal Framework. The individual appraisals can be found in the Appendices at the back of this report.

For site allocations, around 750 sites have been considered as part of the preparation of the Local Plan. Of those sites just under 300 were considered to be potential sites for allocation. It is those sites that have been subject to Sustainability Appraisal. There are also a number of allocations that have been carried forward from the Felixstowe Peninsula Area Action Plan and the Site Allocations and Area Specific Policies Development Plan Document. These allocations are up-to-date and still relevant. They were subject to Sustainability Appraisal at various stages throughout the development of the Plans. Those SAs have been updated and are included in Appendix B to this report.

Generally, the options selected in the Local Plan perform most positively against the Sustainability Appraisal Framework. However, there are occasionally other strategy considerations (including the strategic approach to growth) that have influenced the choice of final policy option.

Identification of Significant Effects

Overall, the Plan will have a positive effect, including a number of significant positive effects, on the sustainability objectives. In particular, the appraisals show a number of positive effects in relation to the delivery of new housing, and support for the local economy. There are however some significant

negative effects identified through the appraisals. In particular the effect of a number of the site allocations on Objective 8 which relates to conserving and enhancing soil and mineral resources.

Monitoring Proposals

Monitoring enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this Sustainability Appraisal report. It helps to ensure that any unforeseen adverse effects can be identified and remedial action taken if required. Results will be published in the Authority Monitoring Report.

SA Objective	Indicator	Source
Population		
1. To reduce poverty and social exclusion	<ul style="list-style-type: none"> Long term unemployment rate Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country 	<ul style="list-style-type: none"> Suffolk Observatory Index of Multiple Deprivation
Housing		
2. To meet the housing requirements of the whole community	<ul style="list-style-type: none"> New homes completed in the monitoring year New homes approved in the monitoring year Recorded homeless rates Net additional dwellings – size, type, affordable 	<ul style="list-style-type: none"> council records Population ONS
Health and Wellbeing		
3. To improve the health of the population overall and reduce health inequalities	<ul style="list-style-type: none"> Condition of residents general health Change in the amount of Accessible Natural Greenspace 	<ul style="list-style-type: none"> Census - QS302EW Natural England Suffolk Observatory
4. To improve the quality of where people live and work	<ul style="list-style-type: none"> Level of recorded crime and anti-social behaviour Percentage of the district's population having access to a natural greenspace within 400 metres of their home Length of greenways constructed Hectares of accessible open space per 1,000 population 	
Education		
5. To improve levels of education and skills in the population	<ul style="list-style-type: none"> GCSE and equivalent results for young people 	<ul style="list-style-type: none"> Department for Education

SA Objective	Indicator	Source
overall	<ul style="list-style-type: none"> • % of working age population with NVQ level 4+ or equivalent qualification 	<ul style="list-style-type: none"> • Population • Census 2011 - QS501EW
Water		
6. To conserve and enhance water quality and resources	<ul style="list-style-type: none"> • Recorded water quality in rivers, estuaries and groundwater • from River Basin Management Plans • Recorded Water Resource Availability Status • Bathing water quality 	<ul style="list-style-type: none"> • Environment Agency • Environment Agency, Anglian Water, Essex & Suffolk Water Flora
Air		
7. To maintain and where possible improve air quality	<ul style="list-style-type: none"> • Number of designated AQMAs • Estimated district CO2 emissions 	<ul style="list-style-type: none"> • Department for Business, Energy & Industrial Strategy Biodiversity
Material Assets (including Soil)		
8. To conserve and enhance soil and mineral resources	<ul style="list-style-type: none"> • Percentage of development recorded on greenfield / brownfield land 	<ul style="list-style-type: none"> • Council records • Environment Agency
9. To promote the sustainable management of waste	<ul style="list-style-type: none"> • Change in recorded soil quality • Allocations recorded on best agricultural land quality (1,2,3) • Estimated household waste produced • Estimated quantity of household waste recycled 	<ul style="list-style-type: none"> • DEFRA • Human health • Landscape
Climatic Change, Flooding and the Coast and Estuaries		
10. To reduce emissions of greenhouse gases from energy consumption	<ul style="list-style-type: none"> • Estimated district CO2 emissions • Installed MWs of commercial scale renewable energy schemes 	<ul style="list-style-type: none"> • Department for Business, Energy & Industrial Strategy
11. To reduce vulnerability to climatic events and flooding	<ul style="list-style-type: none"> • Estimated number of properties at risk from flooding • Number of schemes incorporating SUDs mechanisms 	<ul style="list-style-type: none"> • Council records • Environment Agency
12. To safeguard the integrity of the coast and estuaries	<ul style="list-style-type: none"> • Recorded visitor numbers on designated European sites 	<ul style="list-style-type: none"> • Suffolk County Council • AONB unit, • Natural England,

SA Objective	Indicator	Source
Biodiversity		
13. To conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> • Change in the number and area of designated ecological sites • Recorded condition/status of designated ecological sites • Recorded visitor numbers on designated European sites) • Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance • Percentage of major developments generating overall biodiversity enhancement • Hectares of biodiversity habitat delivered through strategic site allocations 	<ul style="list-style-type: none"> • Suffolk Observatory • Council records • Natural England • AONB unit
Cultural Heritage		
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	<ul style="list-style-type: none"> • Change in the number of designated and non-designated heritage assets • Number of heritage assets recorded as 'at risk' 	<ul style="list-style-type: none"> • English Heritage, • Council records
Landscape		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<ul style="list-style-type: none"> • Development brought forward through regeneration projects • Development granted in AONB or Special Landscape Area designations. • Amount of new development in AONB/ Heritage Coast 	<ul style="list-style-type: none"> • Council records
Economy		
16. To achieve sustainable levels of prosperity and growth throughout the plan area	<ul style="list-style-type: none"> • Estimated new job creation • Net additional gains in employment land development 	<ul style="list-style-type: none"> • Council records • Oxford Economics - East of England Forecast Model
17. To maintain and enhance the vitality and viability of town and retail centres	<ul style="list-style-type: none"> • Business formation rate • Number of business paying business rates • Numbers employed by industry • % of A1 use class and vacant 	

SA Objective	Indicator	Source
	units in town centres	
Transport, Travel and Access		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	<ul style="list-style-type: none"> • Loss of key services Provision of key infrastructure projects • Travel to work distances • Travel to work modes 	<ul style="list-style-type: none"> • Council records • Infrastructure Delivery Plan • Census
Digital Infrastructure		
19. To ensure that the digital infrastructure available meets the needs of current and future generations	<ul style="list-style-type: none"> • Average Broadband speeds 	<ul style="list-style-type: none"> • County records • Better broadband Suffolk

1. Introduction

Background

- 1.1 Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.2 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals contained within a Local Plan during its preparation. Additionally, section 39 of the Act requires the authority preparing a Local Plan to do so “with the objective of contributing to the achievement of sustainable development”.

Suffolk Coastal Local Plan Review

- 1.3 The Local Plan sets out the level of growth which needs to be planned for in Suffolk Coastal and identifies where this should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications across Suffolk Coastal. This Local Plan will cover the period 2018-2036.
- 1.4 The Local Plan replaces the Core Strategy and Development Management Policies (2013), the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) and the remaining ‘saved’ policies in the 2001 Local Plan. It does not replace the policies in ‘made’ Neighbourhood Plans, but some Neighbourhood Plans or parts of them may need to be reviewed to be in general conformity with this Local Plan.
- 1.5 Suffolk Coastal District Council has been working in partnership with Waveney District Council since 2008 and most of the services are shared across the two Councils. To build on this decade of cooperation, give greater value for money and at the same time improve service delivery, including driving and investing in growth and infrastructure projects, the two Councils agreed to create one Council. In February 2018 the Secretary of State for Housing, Communities and Local Government agreed the shared proposals to create a new single East Suffolk Council. In May 2018, Parliament made the Orders required to create East Suffolk Council which will come into existence on 1st April 2019 and the two existing councils will be formally dissolved.
- 1.6 This Local Plan will continue to provide the vision, strategic priorities, policies and proposals against which planning applications will be determined, for the geographic area covered by Suffolk Coastal District until such time as the new East Suffolk Council decide to review the Local Plan.



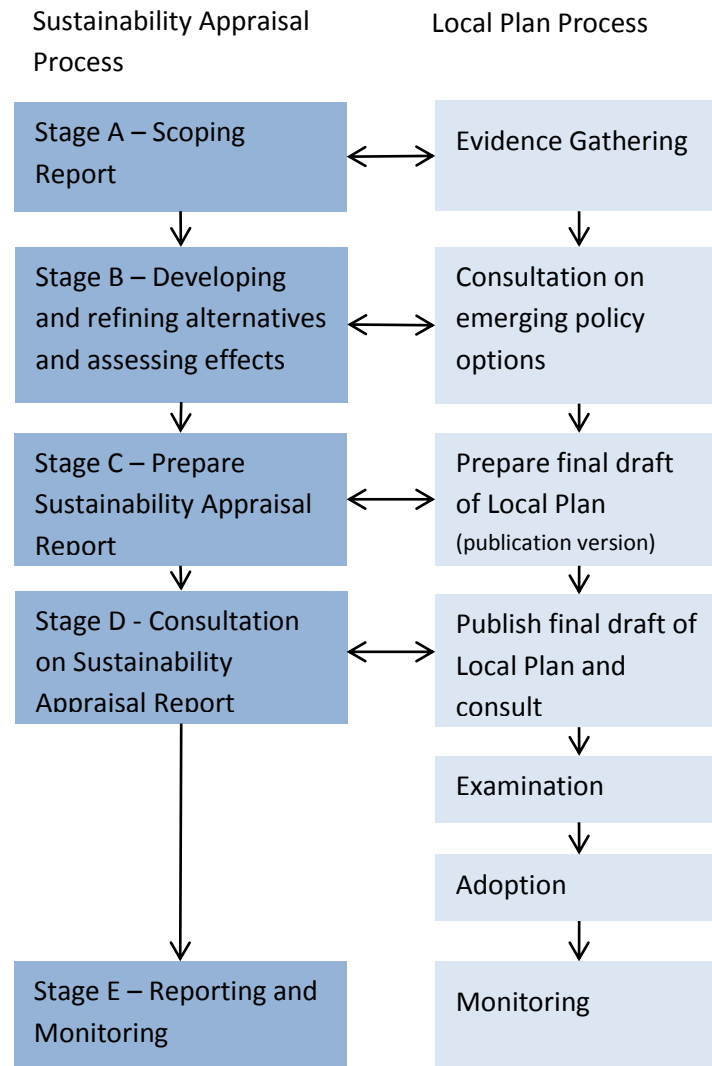
Method

- 1.7 A Sustainability Appraisal (SA) is a systematic process by which the Local Plan is assessed to see how well it meets the economic, social and environmental needs of the area's current and future population. Sustainable development is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"³
- 1.8 The SA evaluates alternative spatial development proposals and scenarios and considers their relative merits against each other in order to take forward the most appropriate policies in the Local Plan.
- 1.9 SA, in essence, is about asking at regular intervals during the plan preparation "how sustainable is the plan?" By asking this question regularly, a judgement can be made as to the extent to which sustainable development is being achieved for each approach. It may support the initial approach or encourage rethinking of proposals. It is important that a Sustainability Appraisal is carried out alongside the Local Plan so as to provide timely input into the Local Plan evolution of policies and strategies, the process of which can be seen in Figure 1.

³ World Commission on Environment and Development (1987). Our Common Future. Oxford: Oxford University Press.

1.10 The process of preparing a Sustainability Appraisal is governed by the Strategic Environmental Assessment Directive. The National Planning Practice Guidance also gives guidance on how local authorities should undertake a Sustainability Appraisal. The figure below outlines the process of Sustainability Appraisal and how it relates to the preparation of a Local Plan.

Figure 1 Local Plan and Sustainability Appraisal Process



1.11 The specific outputs in relation to each of these stages are summarised in the table below:

Stage A: Setting the context and establishing the baseline
<ol style="list-style-type: none"> 1. Identifying other relevant plans, programmes and environmental protection objectives 2. Collecting baseline information 3. Identifying environmental problems 4. Developing SA objectives and testing their compatibility 5. Consulting on the scope of the SA

<i>Output: Scoping Report</i>
Stage B: Developing and refining alternatives and assessing effects
<ol style="list-style-type: none"> 1. Testing the plan objectives against the SA objectives 2. Appraising strategic alternatives 3. Predicting the effects of the plan, including alternatives 4. Evaluating the effects of the plan, including alternatives 5. Mitigating adverse effects 6. Proposing measures to monitor the environmental effects of implementing the plan <p><i>Output: Sustainability Appraisal Report</i></p>
Stage C: Preparing the Sustainability Appraisal Report
<ol style="list-style-type: none"> 1. Preparing the Sustainability Appraisal Report <p><i>Output: Sustainability Appraisal Report</i></p>
Stage D: Consulting and decision making
<ol style="list-style-type: none"> 2. Consulting on the Final Draft Local Plan and Sustainability Appraisal Report 3. Appraising significant changes 4. Appraising significant changes resulting from representations at the Local Plan Examination 5. Decision making and provision of information <p><i>Output: Sustainability Appraisal Statement</i></p>
Stage E: Monitoring implementation of the plan
<ol style="list-style-type: none"> 1. Finalising aims and methods for monitoring 2. Responding to adverse effects <p><i>Output: Included in Authority Monitoring Report published annually</i></p>

Stage A- The Scoping Report

- 1.12 The first part of a Sustainability Appraisal is the Scoping Report. The Scoping Report:
- Details the existing baseline;
 - Reviews other relevant plans, programmes and strategies that have an influence on sustainability;
 - Identifies key sustainability issues that need to be addressed; and
 - Sets out a Sustainability Appraisal Framework for assessing policy and site options and the overall impact of the plan.
- 1.13 The Sustainability Appraisal Scoping Report was published for consultation in summer 2017 alongside the Local Plan Issues and Option Consultation. This was the first stage in the Sustainability Appraisal of the new Suffolk Coastal Local Plan. The Scoping Report established the existing sustainability context of the District with a view to understanding how sustainability issues and problems may change without a new Local Plan.

- 1.14 This Sustainability Appraisal Report updates information provided in the Scoping Report to take into account comments raised by consultees on the Scoping Report, additional information relevant to the baseline, and additional plans and programmes scoped. Comments received on the Scoping Report, together with the Council’s response to these comments are included in an appendix to the republished Scoping Report.

Stage B- Developing and refining alternatives and assessing effects

- 1.15 During the preparation of the Local Plan a large number of policy and site alternative options have been identified and assessed using the sustainability appraisal framework presented in Section 5. The appraisal of all the policies and alternatives are presented in the appendices to this report.
- 1.16 The effect of each option is assessed against each objective of the framework using the decision making criteria as a guide. The outcome of the appraisal is to identify whether the policy will have a positive or negative effect on the objective and whether the effect is significant. This helped with the comparison of alternative options and enabled the Council to understand what the most sustainable options are. The figure below outlines the key for the appraisals included in this document.

++	Significant positive effect on baseline
+	Minor positive effect on baseline
0	Neutral effect on baseline
-	Minor negative effect on baseline
--	Significant negative effect on baseline
?	Uncertain effect

- 1.17 The significance of the effect has been determined with regard to the Environmental Assessment of Plans and Programmes Regulations 2004. In determining significance of the effect of an option regard is had to:

- (a) the probability, duration, frequency and reversibility of the effects;
- (b) the cumulative nature of the effects;
- (c) the transboundary nature of the effects;
- (d) the risks to human health or the environment (for example, due to accidents);
- (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;

- (ii) exceeded environmental quality standards or limit values; or
- (iii) intensive land-use; and
- (g) the effects on areas or landscapes which have a recognised national, community or international protection status.

Stage C- Prepare Sustainability Appraisal Report

- 1.18 This document is the Sustainability Appraisal Report of the Final Draft Local Plan (Regulation 19 publication version). This report sets out the process undertaken in carrying out the Sustainability Appraisal and includes the findings of that appraisal process. This report follows an earlier SA report (Interim SA Report) which accompanied the First Draft Local Plan.

Stage D- Consultation on the Sustainability Appraisal Report

- 1.19 Consultation is an integral part of the Sustainability Appraisal (SA) process. Prior to this report the Council produced an Interim Sustainability Appraisal Report, setting out the appraisals of the 'preferred options' and the alternative options as presented in the First Draft Local Plan. The Interim SA report was subject to consultation in parallel with consultation on the First Draft Local Plan from 20th July to 14th September 2018. A summary of all the comments received on the interim SA report is included in appendix F of this report. Where required, the SA report and the individual appraisals have been amended in response to the comments received as part of the earlier consultation.
- 1.20 The Sustainability Appraisal Report of the Final Draft Local Plan is subject to consultation during the publication period of the Final Draft Local Plan which will run for six weeks from **14th January to 25th February 2019**. Further details on the consultation are available from the council's webpages at: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>.

Stage E- Reporting and Monitoring

- 1.21 Section 8 of this report sets out how the identified significant effects will be monitored. These monitoring proposals should be considered alongside the monitoring framework set out in the Local Plan. The Authority Monitoring Report will be the mechanism for monitoring progress against the indicators identified in this report.

Habitats Regulation Assessment

- 1.22 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').
- 1.23 Broadly, a HRA is the step by step process of ensuring that a plan or project being undertaken by, or permitted by a public body, will not adversely affect the ecological integrity of a European wildlife site. A plan level HRA considers the implications of a plan or

project for European wildlife sites, in terms of any possible harm to the habitats and species that form an interest feature of the European sites in close proximity to the proposed plan.

- 1.24 A HRA screening exercise for the Local Plan was undertaken alongside the First Draft Local Plan. The screening assessment identified a number of key themes and a small number of site allocations for more detailed assessment at the appropriate assessment stage. This work has been undertaken and published as part of the Habitats Regulations Assessment of the Suffolk Coastal District Local Plan at Final Draft Plan Stage which will be published alongside the Final Draft Local Plan. The HRA report recommended a number of wording amendments to the Suffolk Coastal District Local Plan which have been made prior to publication.

Strategic Environmental Assessment (SEA)

- 1.25 The SA process is mandatory for all local planning authorities to undertake as part of the preparation of Development Plan Documents (DPD's) as set out in the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must comply with the requirements of the Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. This report has been prepared by Suffolk Coastal District Council as part of the combined Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA).
- 1.26 SEA focusses on the environmental elements of the plan, whilst the SA process is broader, covering the social, economic and environmental impacts of the plan. Government guidance suggests that SA and SEA requirements can be met through a single appraisal process. This report therefore incorporates the requirements of SEA within the wider Sustainability Appraisal process.

Health Impact Assessment

- 1.27 In addition to the health considerations covered in the Sustainability Appraisal Framework, a separate Health Impact Assessment (HIA) of the Final Draft Local Plan has been undertaken. This is included in appendix E.
- 1.28 A HIA helps ensure that health and wellbeing are being properly considered in planning policies and proposals. The matrix used for the HIA of the Final Draft Local Plan is based on the Rapid Health Impact Assessment Tool developed by the NHS London Healthy Urban Development Unit. The assessment criteria have been adjusted to reflect local circumstances.

2. Context Review

- 2.1 The starting point for preparing a Sustainability Appraisal involves assessing the policy context in which the document is being prepared. This means that it is essential to review other plans, programmes and environmental protection objectives that will influence the Local Plan. The Scoping Report identified and reviewed a large number of other plans, programmes, strategies and objectives that influenced the context of the Local Plan. International, national, regional, county, and local level strategies, plans and programmes were all considered.
- 2.2 Appendix A to this Report details these documents. The key aims and objectives within each of these documents have been identified along with the implications they have for the Local Plan and the Sustainability Appraisal.

Topic	Key Messages	Source
Population	<ul style="list-style-type: none"> • Address deprivation • Reduce inequality • Reduce social exclusion 	National Planning Policy Framework 2018 (NPPF 2018); Planning Policy for Traveller Sites, 2015; Localism Act, 2011; Suffolk Poverty Strategy: Working together to tackle poverty 2015-2020; Transforming Suffolk Community Strategy 2008-2028.
Housing	<ul style="list-style-type: none"> • Ensure housing growth meets demand in the Ipswich Housing Market Area (HMA) • Deliver a mix of high quality housing to meet local needs • Make appropriate provision for Gypsies, Travellers, Travelling Show people and Boat Dwellers • Address issues associated with empty homes and second homes • Address homelessness 	NPPF 2018; Planning Policy for Traveller Sites, 2015; Housing White Paper: Fixing our Broken Housing Market, 2017, Housing Act, 2004; Lifetime homes, lifetime neighbourhoods – A national strategy for housing in an Ageing Society, 2008; Strategic Housing Market Assessment, 2017; The Letwin Report, 2018.
Health and Wellbeing	<p>Promote healthier lifestyles Tackle health inequalities Reduce anti-social behaviour and crime (including the fear of crime) Ensure that there are appropriate facilities for the physically and mentally disabled and elderly</p>	NPPF 2018; Guidance for NHS Commissioners on equality and health inequalities, 2015; Health inequalities, working together to reduce health inequalities 2014-15; Future of Healthcare and East Suffolk Two Year Operational Plan, 2017/18-2018/19; Dementia-friendly Health and Social Care Environments, 2015; Suffolk Walking Strategy 2015-2020; Suffolk Health and Wellbeing Strategy, Refreshed for 2016 to 2019; Transforming Suffolk Community Strategy 2008-2028 (2008 revision);

Topic	Key Messages	Source
		Hidden Needs, 2016; State of Children in Suffolk Report, 2016; Health effects of climate change in the UK, 2012; Ipswich Health and Wellbeing Strategy 2011-2016.
Education	<ul style="list-style-type: none"> • Enhance skills in the workforce to reduce unemployment and deprivation • Improve educational attainment in the Ipswich HMA • Ensure the appropriate supply of high quality educational and childcare facilities 	DCLG Planning for schools, 2011; Schools Organisational Review, 2006; Transforming Suffolk Community Strategy 2008-2028 (2008 revision); Department of education, Home to school travel and transport guidance, 2014; Suffolk County Council's Education and Learning Infrastructure Plan version 2.1.
Water	<ul style="list-style-type: none"> • Address the high levels of nitrates in farmland • Protect and enhance surface and groundwater quality • Improve water efficiency • Ensure timely investment in water services infrastructure to meet demand arising from new development 	Flood and Water Management Act, 2010; Water Act, 2014; Future Water – the governments Water Strategy for England , 2011; NPPF 2018; Water for People and the Environment: Water Resources Strategy Regional Action Plan Anglian Region, 2009; Anglian Water: Water Resources Management Plan, 2014; Anglian River Basin District Management Plans (RBMP), 2015; Anglia Water – Water Resources Management Plan, 2015; Haven Gateway Water Cycle Study, November 2009; Essex and Suffolk Water- Water Resources Management Plan, 2010-2035; A Green Future Our 25 Year Plan to Improve the Environment, 2018.
Air	<ul style="list-style-type: none"> • Ensure that air quality is maintained or enhanced (e.g. in existing Air Quality Management Areas) • Reduce emissions to air • Address health inequalities and public health 	Improving air quality: reducing nitrogen dioxide in our towns and cities, 2017; Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007; National Air Quality Strategy for England, Wales, Scotland and Northern Ireland Vol 2, 2011; NPPF 2018; Suffolk Local Authorities – Air Quality Management and New Development, 2011; Ipswich Borough Council Air Quality Action Plan, 2008; A Green Future Our 25 Year Plan to Improve the Environment, 2018.
Material Assets (including soil and waste)	<ul style="list-style-type: none"> • Encourage the use of previously developed (brownfield) land • Conserve and enhance soil quality and mineral resources 	Safeguarding Our Soils: A Strategy for England, 2009; NPPF 2018; National Planning Policy For Waste, 2014; The Geological Conservation Review,

Topic	Key Messages	Source
	<ul style="list-style-type: none"> • Protect/minimise the loss of Best and Most Versatile agricultural land • Protect geologically important sites • Encourage mixed use development • Promote the sustainable management of waste 	<p>ongoing; Guidance on the planning for mineral extraction, 2014; DEFRA waste management plan for England, 2013; Suffolk Local Geodiversity Action Plan, 2006; Suffolk Joint Municipal Waste Strategy 2003-2020; Suffolk Minerals Core Strategy, 2008; Suffolk Waste Core Strategy, 2011; Suffolk Minerals and Waste Local Plan, Issues and Options Consultation Document, 2016; A Green Future Our 25 Year Plan to Improve the Environment, 2018.</p>
<p>Climatic Change, Flooding and the Coast and Estuaries</p>	<ul style="list-style-type: none"> • Ensure adaptation to the effects of climate change • Minimise the effects of climate change e.g. through sustainable construction • Reduce emissions of greenhouse gases that may cause climate change • Promote the uptake of renewable energy technologies • Reduce the risk of flooding arising from new development • Protect flood plains • Reduce the risk of flooding arising from new development • Protect existing properties and other land uses on the coast and estuaries 	<p>Climate Change Act , 2008; Energy Act, 2013; National Adaptation Programme, 2013; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF 2018; Climate Change Risk Assessment, 2012; Suffolk Climate Action Plan 2, 2012; Ipswich Strategic Flood risk assessment, May 2011; Developing Adaptation to Climate Change in the East of England, 2011; Suffolk Local Flood Risk Management Strategy, 2012; A summary of Climate Change Risks for the East of England, 2012; The Stour & Orwell Estuaries Management Strategy 2015 – 2020, UK Marine Policy Statement, 2013; The Stour and Orwell Estuaries: scheme of management, and management strategy (Suffolk Coasts and Heaths) (2010) Updated 2013 – 2018; Essex and South Suffolk Shoreline Management Plan (Oct 2010) (Environment Agency); Habitats Regulations Assessment Recreational Avoidance and Mitigation Strategy (forthcoming, 2018); A Green Future Our 25 Year Plan to Improve the Environment, 2018.</p>
<p>Biodiversity</p>	<ul style="list-style-type: none"> • Protect and enhance biodiversity including designated sites and ecological networks • Protect and enhance green infrastructure • Encourage biodiversity net gain • Increase canopy cover • Ecosystem services 	<p>The Natural Environment and Rural Communities Act, 2006; Biodiversity 2020: Biodiversity duty: public authority to have regard to conserving biodiversity, 2014; A Strategy for England’s Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF 2018; Accessible</p>

Topic	Key Messages	Source
	<ul style="list-style-type: none"> • Ensure tourism is compatible with protection of biodiversity, landscapes and townscapes 	<p>Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their implementation (2003) and Nature Nearby: Accessible Green Space Guidance (2010) Suffolk Biodiversity Action Plan, 2012; Suffolk Coasts and Heaths Management Plan 2018-23; Suffolk's Nature Strategy, 2015; Suffolk Tree Strategy (forthcoming); A Green Future Our 25 Year Plan to Improve the Environment, 2018.</p>
Cultural Heritage	<ul style="list-style-type: none"> • Improve the quality of the built environment • Incorporate good quality design • Conserve and enhance cultural heritage assets and their settings • Respect, maintain and strengthen local character and distinctiveness • Ensure tourism is compatible with protection of biodiversity, landscapes and townscapes 	<p>NPPF 2018; Heritage in Local Plans: How to create a sound plan under the NPPF 2012; Suffolk Heritage Strategy, 2014; New Anglia LEP – Culture Drives Growth: The East's Cultural Strategy 2016-2022.</p>
Landscape	<ul style="list-style-type: none"> • Protect and enhance the quality and distinctiveness of natural landscapes and townscapes • Promote high quality design that respects and enhances local character • Ensure tourism is compatible with protection of biodiversity, landscapes and townscapes 	<p>Suffolk Countryside Strategy (2000); Touching the Tide Landscape Character Assessment August 2012 (Suffolk County Council) Landscape Character Assessment; Suffolk Historic Landscape Characterisation Map 2008.</p>
Economy	<ul style="list-style-type: none"> • Ensure that there is an adequate supply of employment land to meet the economic ambition of the Ipswich HMA (in rural and urban contexts) • Attract inward investment in line with the ambition of the Local Economic Partnership • Encourage economic diversification including growth in high value, high growth, and high knowledge economic sectors • Create local employment opportunities • Enhance skills in the workforce to reduce unemployment and deprivation • Build upon the Ipswich HMA's 	<p>Building our Industrial Strategy: Green Paper, 2017; New Anglia LEP Strategic Economic Plan, 2014; Leading the Way: Green Economy Pathfinder Manifesto 2012-15, New Anglia LEP; New Anglia Local Enterprise Partnership Towards a Growth Plan, 2013; East Suffolk Tourism Strategy 2017 – 2022; Suffolk's Local Economic Assessment 2011; New Anglia LEP Skills Manifesto (Parts 1 and 2); Industrial Strategy White Paper: Building a Britain fit for the future 2017.</p>

Topic	Key Messages	Source
	<p>successes in tourism</p> <ul style="list-style-type: none"> • Attract visitors to Ipswich as well as the rest of Suffolk in order to contribute to the vitality of Ipswich 	
Transport and Connectivity	<ul style="list-style-type: none"> • Promote sustainable transport modes, walking and cycling and reduce the need to travel • Ensure timely investment in transport infrastructure to accommodate new development • Reduce traffic and congestion • Improve public transport provision including better integration of modes • Enhance accessibility to key community facilities, services and jobs for all (urban and rural) 	<p>NPPF 2018; Suffolk’s Local Transport Plan, 2011-2031; Suffolk Cycle Strategy, 2014; Ipswich Borough Council’s Cycling Strategy Supplementary Planning Document, 2016; Suffolk Walking Strategy 2015-2020; Department of Education, Home to School Travel and Transport Guidance, 2014; In Step With Suffolk: Rights of Way Improvement Plan 2006-16.</p>
Digital Infrastructure	<ul style="list-style-type: none"> • Build upon the Ipswich HMA’s successes in digital industries • Attract inward investment • Create local employment opportunities • Enhance digital skills in the workforce to reduce unemployment and deprivation • Ensure that the digital infrastructure is used to promote social inclusion and reduce isolation (particularly in rural areas) • Capitalise on the ability of digital infrastructure to deliver services 	<p>Building our Industrial Strategy: Green Paper, 2017; UK Digital Strategy, 2017; Suffolk Local Authorities Draft 5 Year Infrastructure Plan, 2017 – 2022; Suffolk County Council’s ‘Better Broadband for Suffolk’.</p>

3. Baseline

- 3.1 In order to be able to determine the effects that the Local Plan may have, it is important to gain an understanding of the current circumstances which exist within the District and the trends which may continue if no new Local Plan was produced. Baseline information provides the context for assessing this. The baseline data was originally collated for the Sustainability Appraisal Scoping Report in conjunction with Ipswich Borough Council and is presented again below, with updates, where the relevant data was available. The baseline data falls into the three broad categories of social, economic and environmental issues.

Social Baseline

Population

Population Characteristics

- 3.2 Suffolk Coastal has a total population of 125,052 (2015) with a working age population (16-64 years) of 70,800 (57%). This follows a similar pattern to the other more rural authorities within the Ipswich Strategic Planning Area (ISPA) authorities, with Babergh (58%) and Mid Suffolk (59%) having similar working age populations. However, the more urban authority of Ipswich has a slightly higher working age population (64%)⁴.
- 3.1 The graph below shows the population by age for the Ipswich Housing Market Area (HMA) authorities. The largest group within Suffolk Coastal, Babergh and Mid Suffolk, is the 60-64 age group. The demographic spread in Ipswich is generally younger, the largest group, being the 25-29 age group.

⁴ [Suffolk Observatory - Population](#)

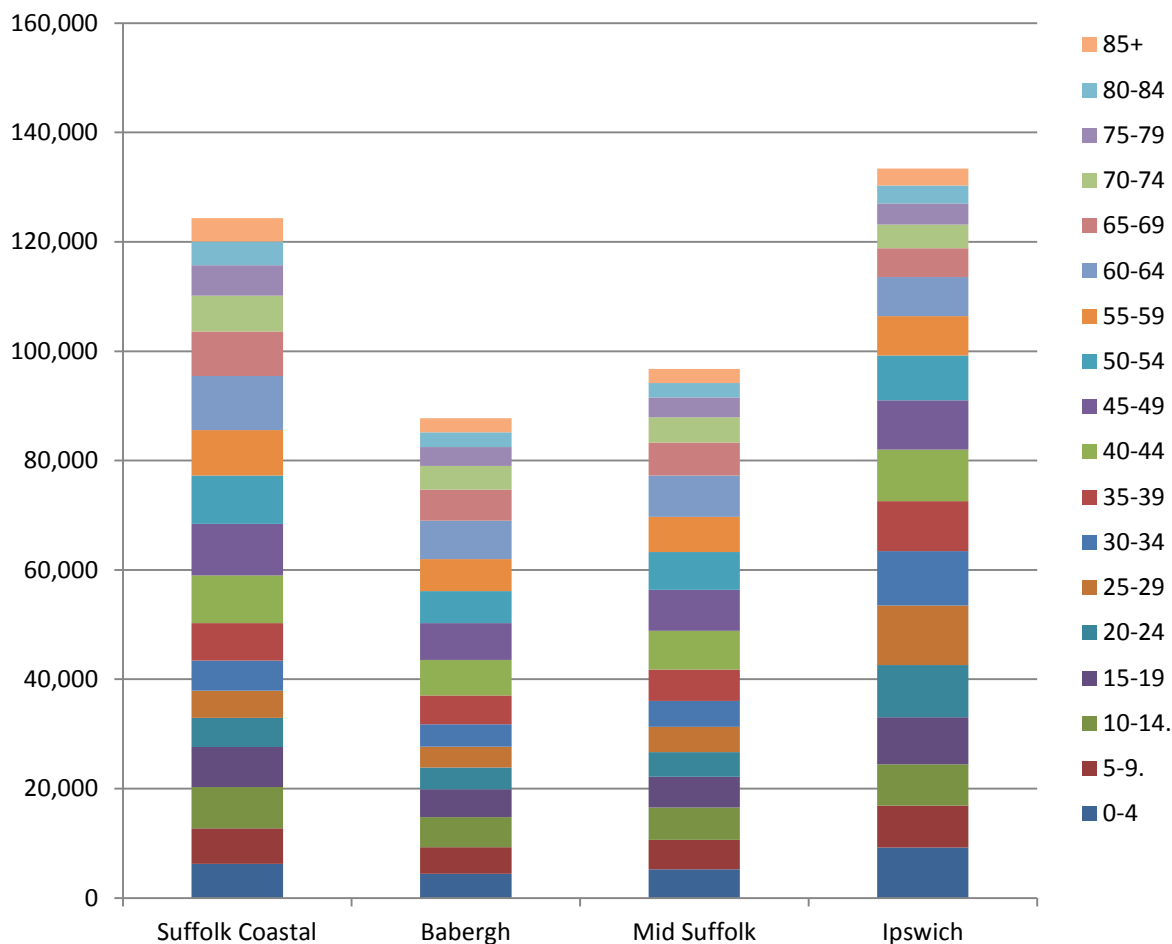


Figure 3: Total population by age group (Suffolk Observatory. 2011)⁵

3.2 The table below represents the percentage of the population living within a rural setting. Outside Ipswich there is a significant rural population across the Ipswich HMA, much higher than the English and Welsh average of 20%.

Location	% of population living within a rural setting
Suffolk Coastal	45
Babergh	69
Mid Suffolk	75
Ipswich	0
Suffolk	40
England and Wales	20

Table 3: Percentage of the population living in a rural setting (Hidden Needs in Suffolk. 2016)

Population Projections

3.3 Table 4 below shows population projections across the Ipswich HMA from 2014 to 2024. It brings together different population components - natural change (the relationship between births and deaths), international migration (people moving to the Ipswich HMA from abroad), and UK migration (people moving into the Ipswich HMA from other parts of the UK).

⁵ [Suffolk Observatory - Population by Age Group](#)

3.4 As would be expected Ipswich is a much younger district than the rural districts, which is demonstrated by the Natural Change figures. This means Ipswich expects to see more births than deaths across the decade, 2014-2024. Whereas the other regions are expected to experience more deaths than births, the largest negative figure being for Suffolk Coastal (-3.7%).

3.5 Net International Migration and Net within UK Migration represent migration in and out of the Ipswich HMA. It is clear from the table that international migration is not going to have a major impact on the growing population of the Ipswich HMA in the near future. However, domestic migration will have a more significant impact.

LPA	Population change (%)	Natural change (%)	Net international migration (%)	Net within UK migration (%)
Suffolk Coastal	2.6	-3.7	-1.0	7.4
Babergh	3.9	-2.4	-0.5	6.8
Mid Suffolk	6.6	-0.5	-0.1	7.2
Ipswich	5.0	5.6	-1.7	1.1
East of England	8.9	3.2	2.5	3.1
England	7.5	3.9	3.7	-0.1

Table 4: Population projections 2014-2024 (ONS, 2014)

Multiple Deprivation Levels

3.6 There are a number of indicators that are used to look at the overall community wellbeing of a place and whether local residents are deprived in any way in relation to things like earnings, employment levels, health and disability, skill levels, living environment and other such measures. This is known as the 'Index of Multiple Deprivation Score' (IMD).

3.7 Figure 4 below shows the IMD score for the Ipswich HMA authorities 2007-2015. There has been an increase in deprivation across the whole Ipswich HMA. Despite this increase the score for Suffolk Coastal remains below the average score for the County as a whole and significantly below the score for Ipswich.

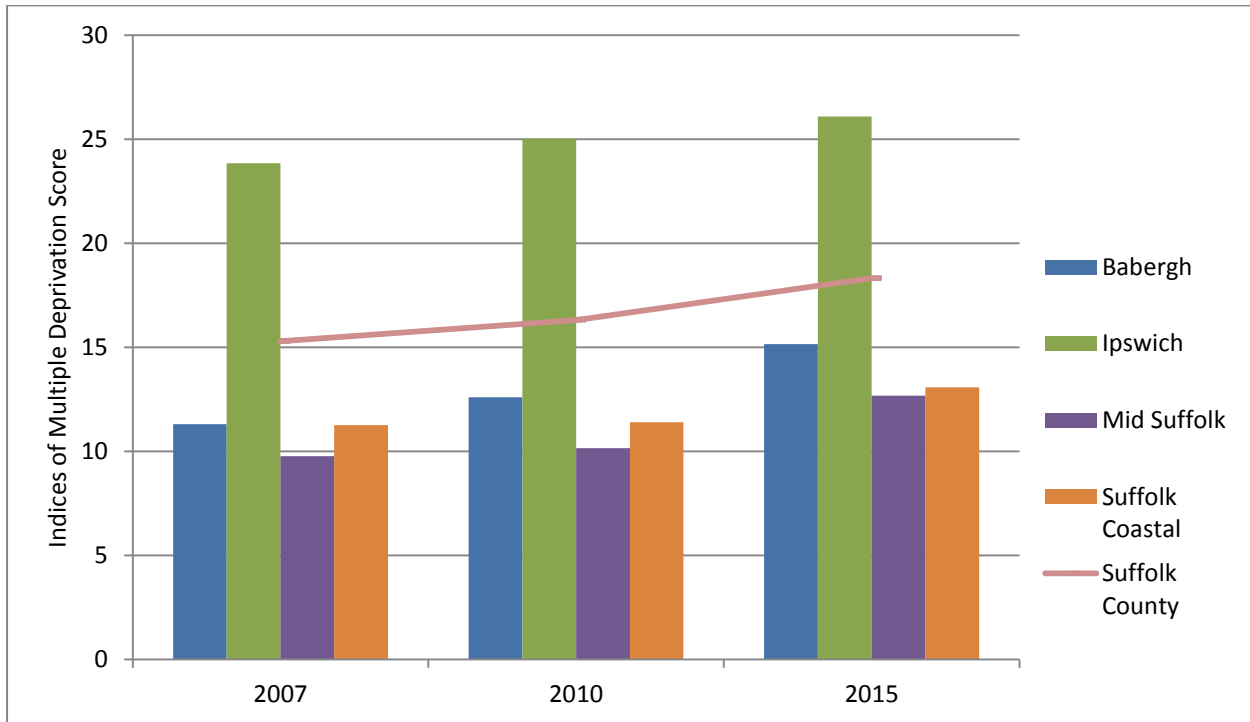


Figure 4: Index of Multiple Deprivation (Suffolk Observatory. 2015)

- 3.8 The Index of Multiple Deprivation ranks Lower Layer Super Output Areas to determine where the most and least deprived areas are in England.

- 3.9 The map at figure 5 shows that although the district overall is fairly affluent, there are pockets of deprivation, particularly in Felixstowe. In addition, while the greatest levels of deprivation are seen in urban areas, the rural areas in the north of the district are not particularly affluent, with many having scores in the middle of the deprivation range.

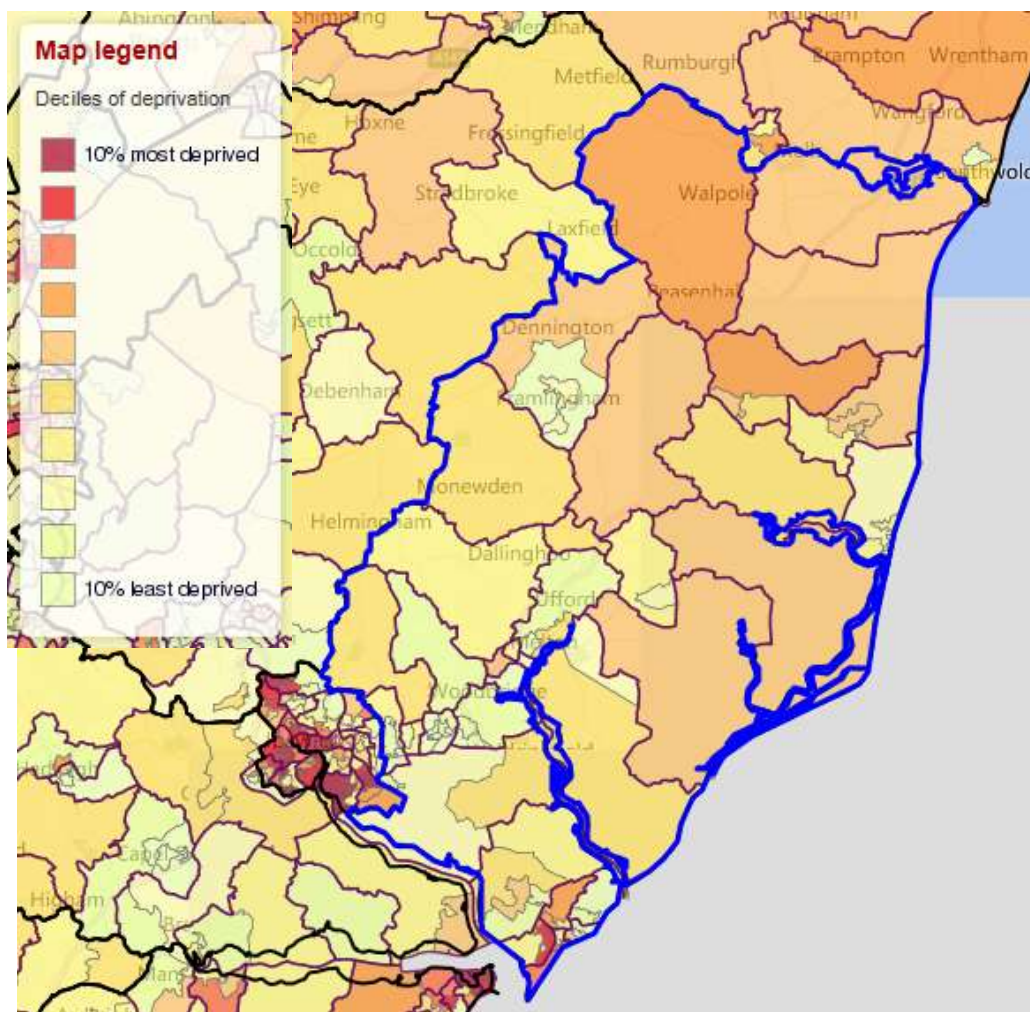


Figure 5: Indices of Multiple Deprivation by LSOA (ONS, 2015)⁶

Income Deprivation

3.10 Table 5. Displays the figures for income-deprived children in the Ipswich HMA. The percentage of children in income deprived households is lower in Suffolk Coastal, Babergh, and Mid Suffolk than the Suffolk County average. However, 21.5% of children in Ipswich live in income deprived households. This is much higher than the other regions LPAs in the Ipswich HMA and Suffolk (15%). Suffolk is home to almost 20,000 children living in income deprivation. The table below goes some way to showing that the prevalence of children in income deprived households is higher in urban environments. However, this may simply reflect the significant economic issue of house prices and that they strongly influence where households can and cannot afford to live, with income deprived households the most heavily influenced.

⁶ [Open Data Communities | English Indices of Deprivation 2015 - LSOA Level](#)

	Total number of children (0-15 years)	Number of children in income deprivation	% of children in income deprived households
Suffolk Coastal	21,565	2,234	10.5
Babergh	15,772	1,953	12.5
Mid Suffolk	17,689	1,732	9.9
Ipswich	26,465	5,795	21.5
Suffolk	133,408	19,979	15

Table 5: Income-deprived children (Hidden Needs in Suffolk. 2016)

3.11 It is clear from the table below that deprivation, both income and employment, affecting working age people and older people has wide variations across the Ipswich HMA. Suffolk Coastal maintains the lowest percentage of the population in income deprivation overall and affecting older people, when compared to the Ipswich HMA areas and the national and regional figures. Suffolk Coastal is amongst the lowest for deprivation among working age adults, just above the figure for Mid Suffolk.

	Income deprivation, all people (%)	Employment deprivation among working age adults (%)	Income deprivation affecting older people (%)
Suffolk Coastal	8.5	7.9	9.9
Babergh	9.5	8.1	10.6
Mid Suffolk	9.9	7.5	14.2
Ipswich	16.3	13	17.5
Suffolk	11.4	9.8	12.4
East of England	11.9	9.8	13.2
England	14.6	11.9	16.2

Table 6: Income and employment deprivation among working age adults and older people (Hidden Needs in Suffolk. 2016)

Ethnicity

3.12 According to the 2001 Census, the proportion of Black, Asian and Minority Ethnic (BAME) (non-white) groups in the Ipswich HMA was 2.9%. This is lower than that recorded for the East region (4.9%) and the national average (9.1%). The 2011 Census suggests that the BAME population has increased to 5.2% of the total population in the Ipswich HMA which is still notably smaller than the regional and national figures (9.2% in the East region and 14.5% in England). In Babergh the BAME population constitutes 2.2% of the total population, 11.1% in Ipswich, 2.1% in Mid Suffolk, 3.5% in Suffolk Coastal.

3.13 The figures below present the ethnicity of the population in the Ipswich HMA in 2011. The 'Asian or Asian British' represents the largest BAME group in the Ipswich HMA area (comprising 2.1% of total population). It should be noted that the 'White' group in the Ipswich HMA includes: 'White Irish' (0.5%); 'White Gypsy and Traveller (0.1%); and 'White Other' (2.9%) as well as 'White British' (91.3%).

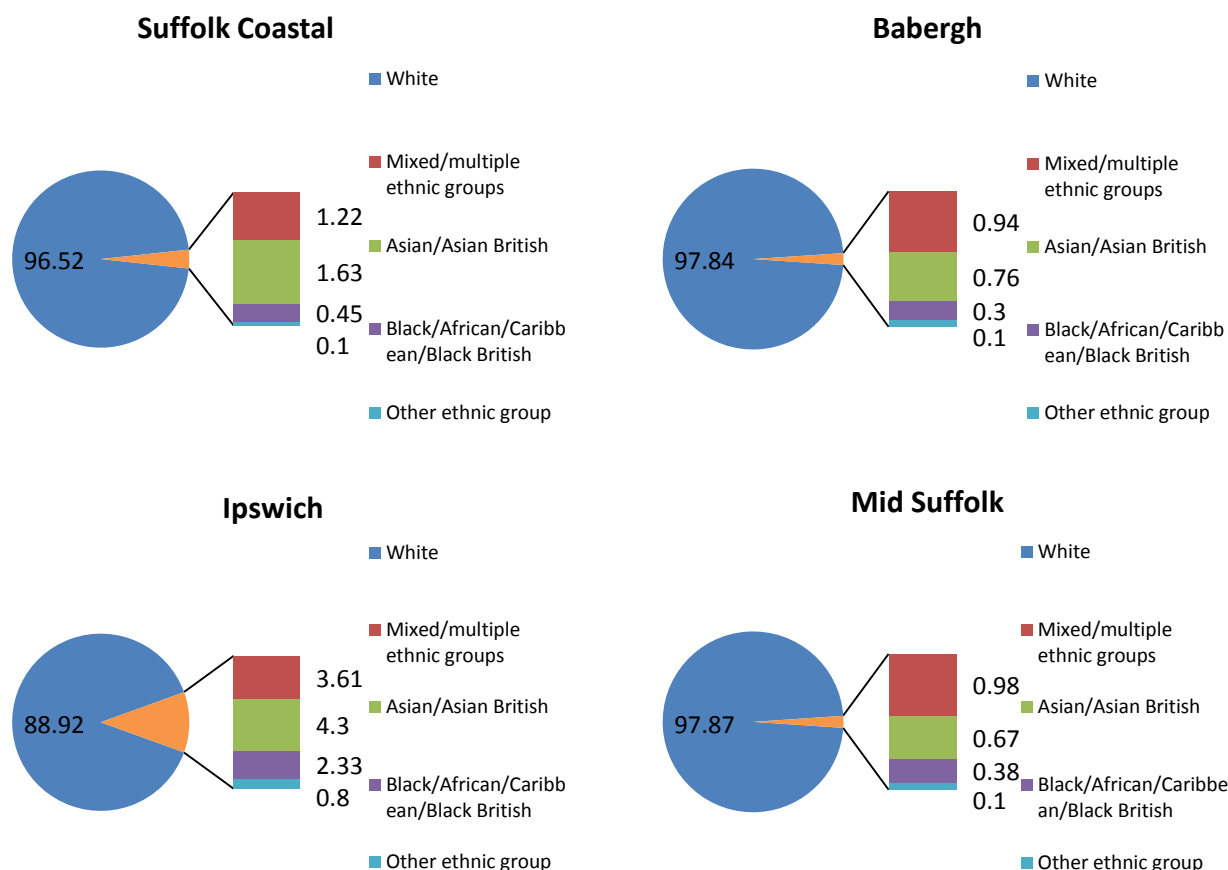


Figure 6: Ethnicity of population in the Ipswich HMA by Local Authority (SHMA, 2017⁷)

Future considerations

- Ageing population
- Changes in population projections

Likely Evolution of the Baseline without the Local Plan

- No opportunity to plan positively to reduce deprivation and improve social inclusion
- No opportunities to address ageing population and meet the needs of a changing population

Key data sources

- ONS
- Hidden Needs in Suffolk
- Suffolk Observatory

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Population	The need to reduce inequality and social exclusion	Despite relative affluence of the district there is still a need to address pockets of

⁷ Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment, May 2017, Peter Brett Associates <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Impact of changing demographics and migration trends	deprivation. Increasing number of young people leaving the district and a large rural population. District's population is older than the county, regional and national averages. Suffolk Coastal expects to see more deaths than births across the decade, 2014-2024.

Housing

Housing Tenure

3.14 Figure 7 shows the different housing tenures throughout Suffolk Coastal. The largest proportion is properties owned with no mortgage (42.5%) and those owned with a mortgage (30.7%). These figures are higher than the national and regional averages. The figures for the renting sector are relatively low when compared to the national and regional averages.

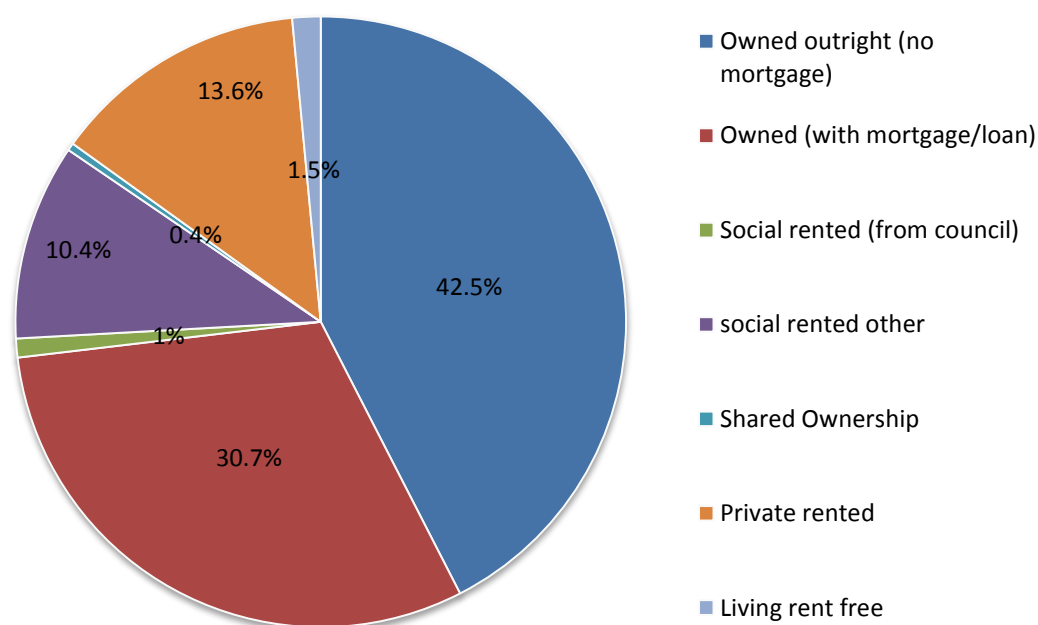


Figure 7: Housing Tenure for Suffolk Coastal (NESS, 2011)⁸

3.15 Figure 8 below shows the changes between the different housing tenures throughout the Ipswich HMA, from the 2001 to 2011. As can be seen there are some broad trends that occur across all the districts, and others that are more pronounced in certain districts.

3.16 The data for 'owner-occupied (no mortgage)', 'owner-occupied (with mortgage)', and 'social rent' display broadly similar trends across the Ipswich HMA, with some regional differences. However, the 'private rent' column portrays a more diverse dataset. Ipswich (113.1%) has experienced the greatest increase in households in the 'private rent' sector, compared to Suffolk Coastal (35.3%), Babergh (71.3%), and Mid Suffolk (51%). Hence, the differences in the 'private rent' sector are much higher than the other tenure types.

⁸ [NeSS - Household Tenure](#)

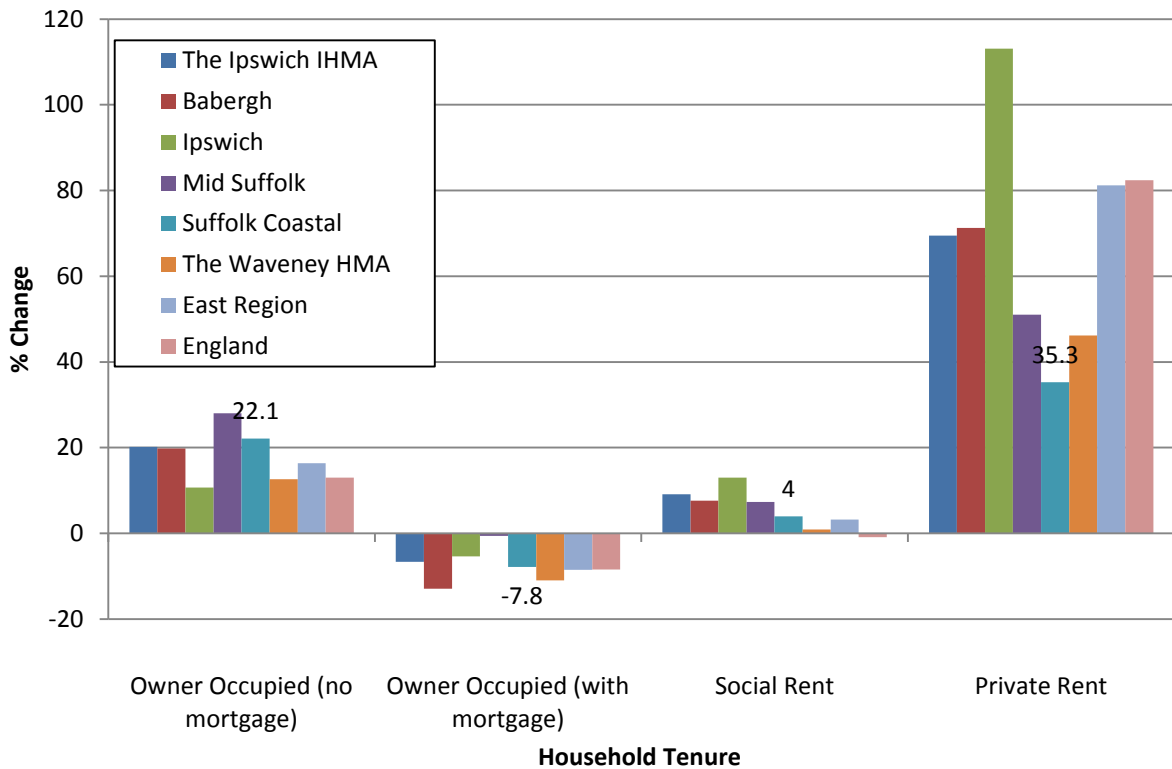


Figure 8. Changes in number of households in each tenure, 2001-2011 (Census. 2011)⁹

Housing Type

3.17 From the figure below it is apparent that there are clear differences in the proportions of housing types amongst the districts of the Ipswich HMA, particularly in Ipswich. Suffolk Coastal follows the characteristics of Babergh and Mid Suffolk. These districts contain large proportions of detached and semi-detached houses and fewer terraced houses and flats, when compared to Ipswich. Ipswich maintains a starkly different composition, with a small proportion of detached houses and a large proportion of flats, and terraced houses. Semi-detached houses are the only type that follows a similar percentage throughout the Ipswich HMA.

⁹ [Housing tenure – Ipswich HMA SHMA 2017](#)

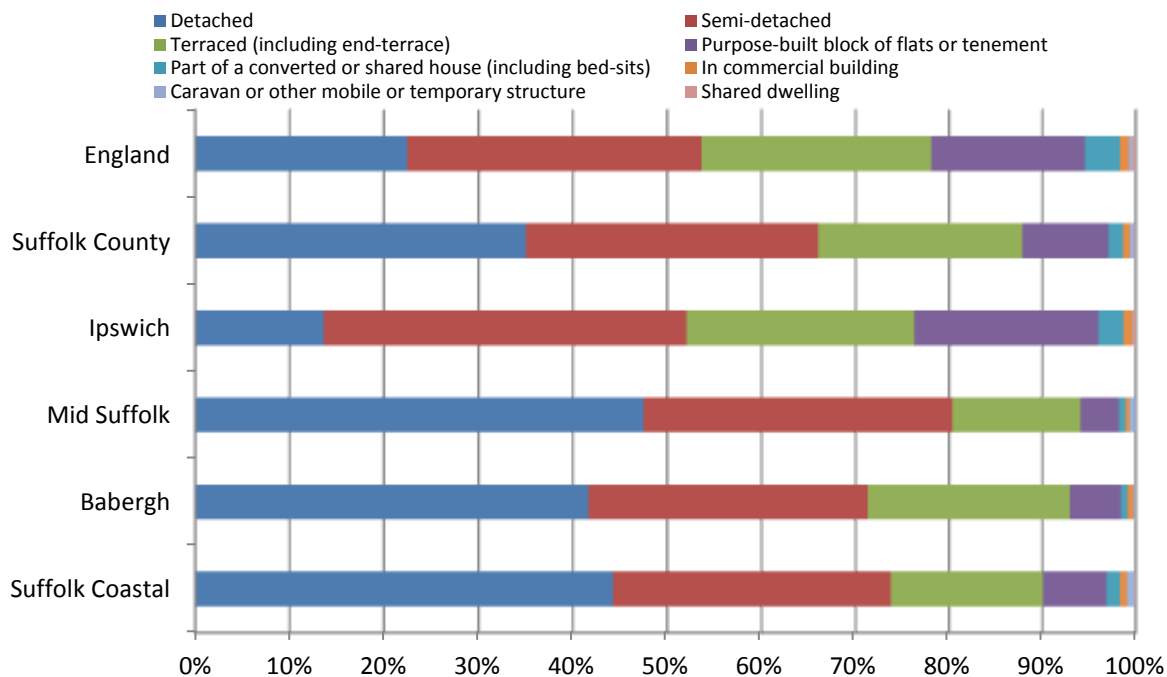


Figure 9: Dwelling type (Census 2011)

Housing Completions

3.18 Table 7 below shows the housing completions throughout the Ipswich HMA and the affordable housing completions as a proportion of overall completions for 2015. Suffolk Coastal has the highest number of affordable housing completions when compared to Babergh and Mid Suffolk. However, Ipswich has the highest percentage of affordable housing completions at 43%.

	Net housing completions	Affordable housing completions	% affordable completions
Suffolk Coastal	564	101	18
Babergh	157	31	20
Mid Suffolk	304	78	26
Ipswich	496	133	27

Table 7: Housing completions in 2015/16 (Suffolk Coastal AMR 2016)

Dwelling Stock

3.19 The table below compares the size of accommodation (in terms of bedrooms) in Ipswich HMA, the East of England and England. The table indicates that both HMAs have a greater proportion of three bedroom properties and fewer smaller homes (two or fewer bedrooms) than the East of England and England. Overall, three bedroom homes account for 43% of all dwellings in the Ipswich HMA.

3.20 Mid Suffolk records the lowest proportion of small dwellings and the highest proportion of larger homes (four or more bedrooms). Ipswich has the largest proportion of small dwellings and the lowest level of large dwellings, which is to be expected when comparing a county town to largely rural districts.

Property Size	The Ipswich HMA	Babergh	Ipswich	Mid Suffolk	Suffolk Coastal	East	England
Bedsit	0.2%	0.1%	0.3%	0.1%	0.2%	0.2%	0.2%
1 bedroom	8.5%	6.3%	12.8%	6.0%	7.3%	10.4%	11.8%
2 bedrooms	25.1%	25.4%	25.4%	25.0%	24.8%	26.2%	27.9%
3 bedrooms	43.4%	42.0%	49.9%	40.4%	39.8%	41.4%	41.2%
4 bedrooms	17.3%	20.2%	9.2%	21.2%	20.9%	16.8%	14.4%
5 or more bedrooms	5.5%	6.0%	2.5%	7.2%	7.1%	5.1%	4.6%
Total	100%	100%	100%	100%	100%	100%	100%

Table 8: Size of dwelling stock (Census. 2011)¹⁰

Second Homes

3.21 As illustrated by figure 10, there are a significant proportion of second homes in Suffolk Coastal when compared to the other Ipswich HMA districts. Interestingly, the trends in Suffolk Coastal are different across the three years covered. Suffolk Coastal experienced a drop in numbers of second homes between 2013 and 2014, and then a bigger increase from 2014 to 2015. However, the reverse is true of the other districts.

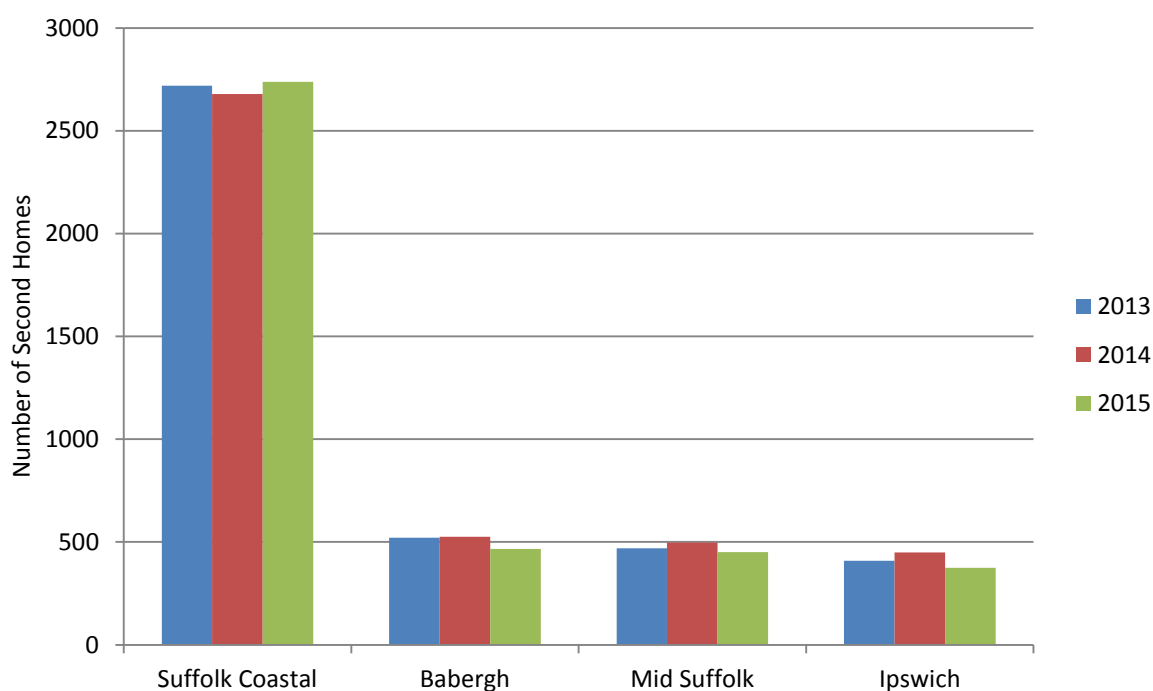


Figure 10: Second homes by council tax bands (Suffolk Observatory. 2015)¹¹

3.22 The figure below shows the second homes in the Ipswich HMA split into the council tax bands in 2015. This again depicts the significance of second homes in Suffolk Coastal compared to the other districts, but also shows the prevalence of second homes, in Suffolk Coastal, within council tax bands B, C,D, and E.

¹⁰ [Size of dwelling stock – Ipswich HMA SHMA](#)

¹¹ [Suffolk Observatory - Second Homes](#)

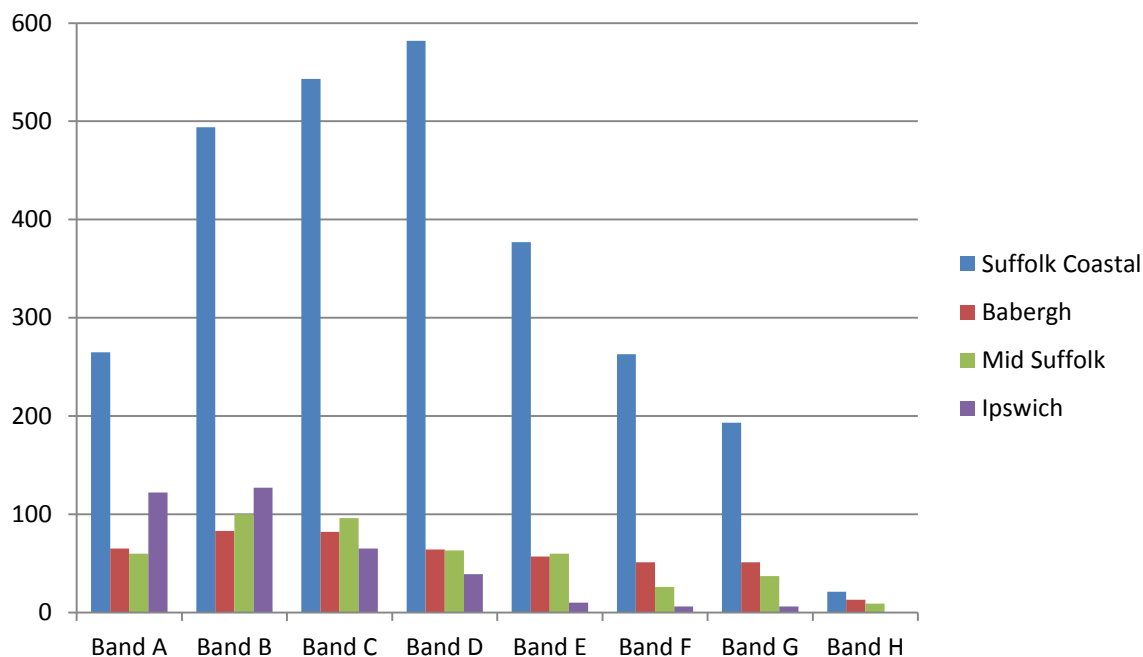


Figure 11: Second homes by council tax band in 2015 (Suffolk Observatory, 2015)¹²

Homelessness

- 3.23 Homelessness¹³ is an important public health problem; people in unsettled accommodation have higher health needs than their peers.
- 3.24 The figure below is useful in that it displays the rate of homelessness per 1,000 households across the Ipswich HMA. Ipswich has the largest number of homeless people overall. However, it also has the highest population of the four districts.
- 3.25 The rate of homelessness has decreased in Ipswich, Suffolk Coastal, and Mid Suffolk from 2004 to 2016 but has increased in Babergh.

¹² [Second homes by council tax band - Suffolk Observatory](#)

¹³ The definition of statutory homelessness consists of two elements:

- Homelessness acceptances – Number of households who are eligible, unintentionally homeless and in priority need, for which the local authority accepts responsibility for securing accommodation under part VII of the Housing Act 1996 or part III of the Housing Act 1985.
- Households in temporary accommodation – Number of households in “temporary accommodation” as arranged by local housing authorities. It is not possible to calculate this rate currently.

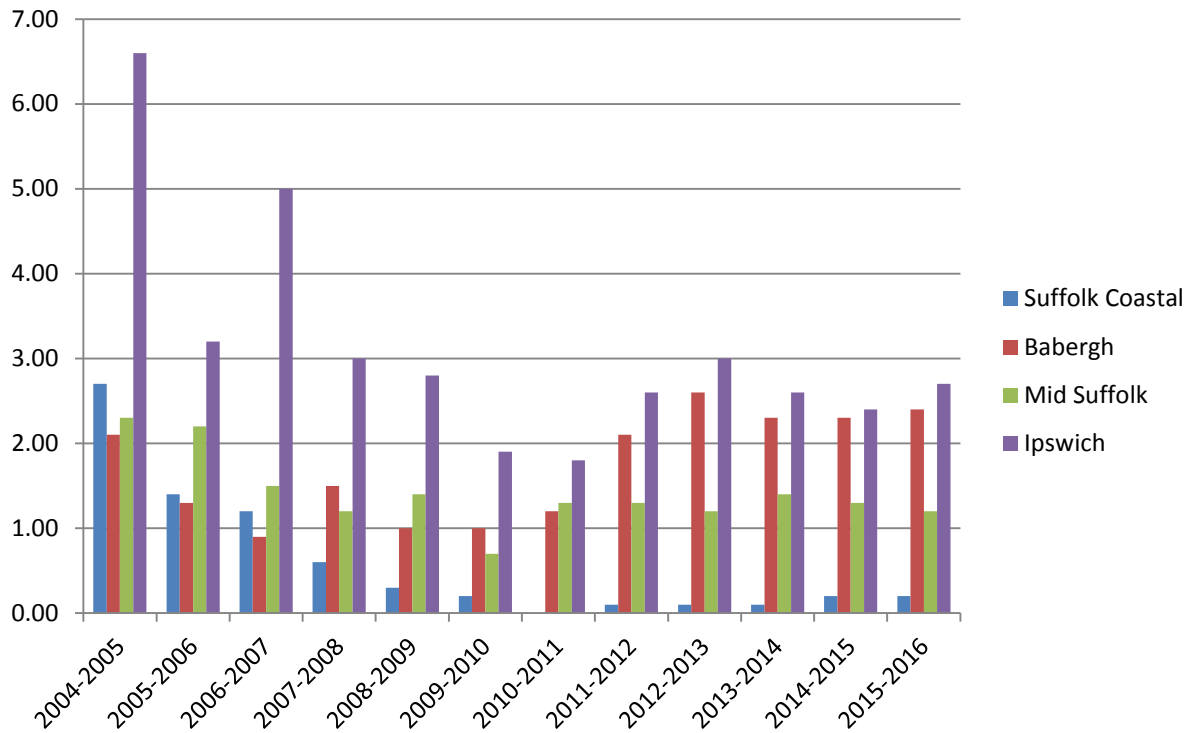


Figure 12: Rate of homelessness per 1,000 households (Suffolk Observatory. 2016)¹⁴

Housing Price to Income Ratio

- 3.26 Figure 13 below shows the change in house price to income ratio, of the lower quartile, which gives an indication of the affordability of housing in relation to income. The graph shows that all districts have seen an increase in house price to income ratio from 2005 to 2007, which is then followed by a period of decline reaching its lowest point in 2011. The ratio then rises to 2015.
- 3.27 Homes in Suffolk Coastal cost on average 9 times the average income. For the most part Suffolk Coastal has a lower house price to income ratio than Babergh and Mid Suffolk but a higher ratio than Ipswich. This means that house prices in Suffolk Coastal are on average more affordable than those in Babergh and Mid Suffolk, though less affordable than houses in Ipswich.
- 3.28 Babergh, Mid Suffolk, and Suffolk Coastal consistently sit above the national average across the whole dataset. However, in Ipswich the ratio lies higher than the national average between 2005 and 2007 and lower than the national average from 2008 to 2015.

¹⁴ [Rate of homelessness - Suffolk Observatory](#)

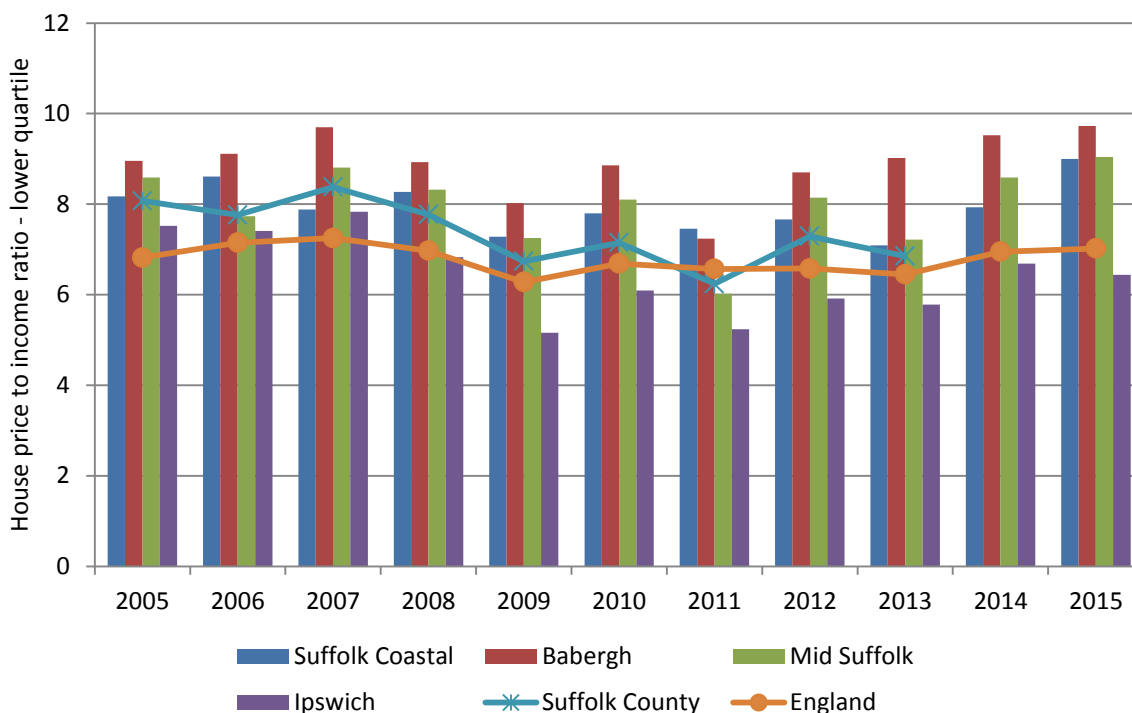


Figure 13: House price to income ratio – lower quartile (Suffolk Observatory. 2016)¹⁵

Average House Prices

- 3.29 The table below indicates that Suffolk Coastal recorded the highest average price per dwelling in 2016, followed by Babergh and Mid Suffolk. Prices in these three areas are considerably higher than those in Ipswich. In addition, the average prices in Suffolk Coastal are the only ones higher than the East Region.
- 3.30 The table also shows that average property prices have increased fastest in Babergh, then Ipswich, Mid Suffolk, and Suffolk Coastal. All of the districts of the Ipswich HMA experienced a greater percentage increase than the National average. However, these are all below the regional percentage change.

Location	Median price Jul – Sep 2010	Median price Jul – Sep 2016	Median price Jul – Sep 2010 - 2016
Babergh	£193,000	£250,000	29.5%
Ipswich	£128,000	£165,000	28.9%
Mid Suffolk	£180,000	£225,000	25.0%
Suffolk Coastal	£207,000	£254,000	23.2%
East Region	£189,000	£250,000	32.3%
England	£180,000	£220,000	22.2%

Table 9: Median property prices, 2010 and 2016 (Land registry. 2016)¹⁶

Future considerations

- A rise in second homes in Suffolk Coastal

¹⁵ House price to income ratio - Suffolk Observatory

¹⁶ [Median property prices – Ipswich HMA SHMA](#)

- Changing housing tenure models
- Changing household composition
- Affordability
- Changing demographics and housing needs
- Quality homes- ensuring the delivery of quality homes

Likely Evolution of the Baseline without the Local Plan

- Not meeting the Objectively Assessed Need for the Ipswich HMA
- Decline in the delivery of affordable homes
- Lack of standards for new homes
- Not planning positively for a mix of housing types and tenures

Key data sources

- Suffolk Observatory
- Census
- NeSS
- Suffolk Coastal AMR
- Ipswich HMA SHMA

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Housing	The need to ensure the delivery of a sustainable supply of housing	Limited land availability and large areas of protected land.
	Ensuring the delivery of mix of housing types and tenures (including affordable housing)	High house prices and high numbers of second homes in the district. The impact of an aging population on housing supply. Increased demand for specialist housing.

Health and Wellbeing

Health perceptions

3.31 The 2011 Census shows that a large proportion (81.8%) of the district’s population considers themselves to be in “very good health” or “good health”.

3.32 Figure 14 below shows the resident population’s general health, more specifically what the resident population think of their general health. It is clear from the datasets that there are relatively few differences between the authorities that make up the Ipswich HMA. Overall, the disparities between the authorities are slight with each authority having over 80% of the population enjoying ‘good health’ and ‘very good health’, as well as a very small number recording ‘very bad health’, at most 1.1% of the population.

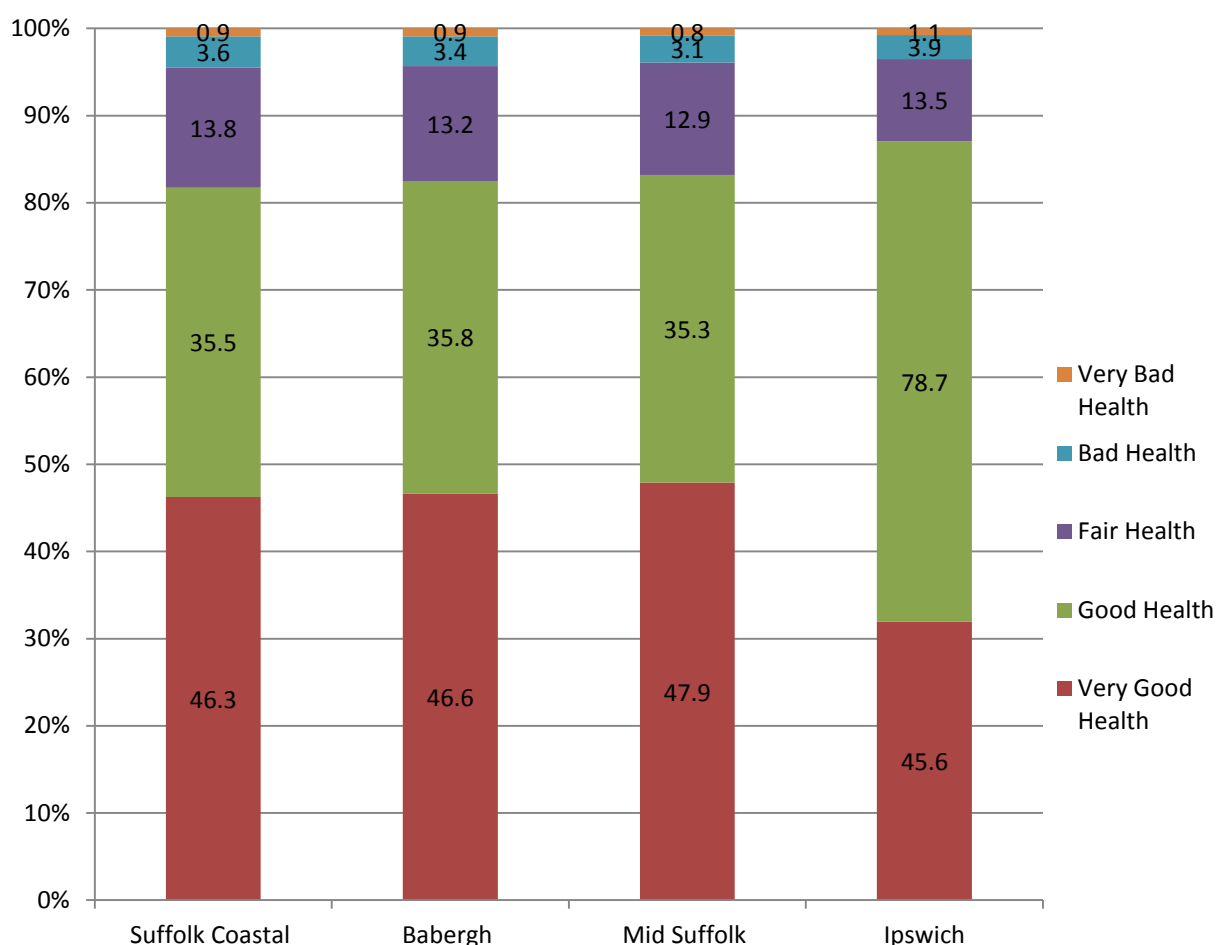


Figure 14: General Health, Suffolk Coastal (Census 2011)

Life expectancy

3.33 The life expectancy at birth for Suffolk Coastal men is 80.8 years. For the other authorities of the Ipswich HMA the figures are as follows; Babergh 81.4, Mid Suffolk 81.3, and Ipswich 78.9. The figures for women are as expected slightly higher. The life expectancy at birth for women is 84 years in Suffolk Coastal, 84.3 in Babergh, 84.5 in Mid Suffolk, and 83.2 in Ipswich. It is clear from the data that across all of the regions women have a higher life expectancy than men. This trend is consistent with the national average, 83 years for

women and 79.1 for men. These figures are for men and women born between January 2009 and December 2013 (Suffolk Observatory, 2013)¹⁷.

- 3.34 Figure 15 shows the average deaths as a proportion of the population between 2007 and 2012 for each of the authorities across the Ipswich HMA against the figure for Suffolk as a whole. Suffolk Coastal and Babergh have the highest average deaths across the Housing Market Area.

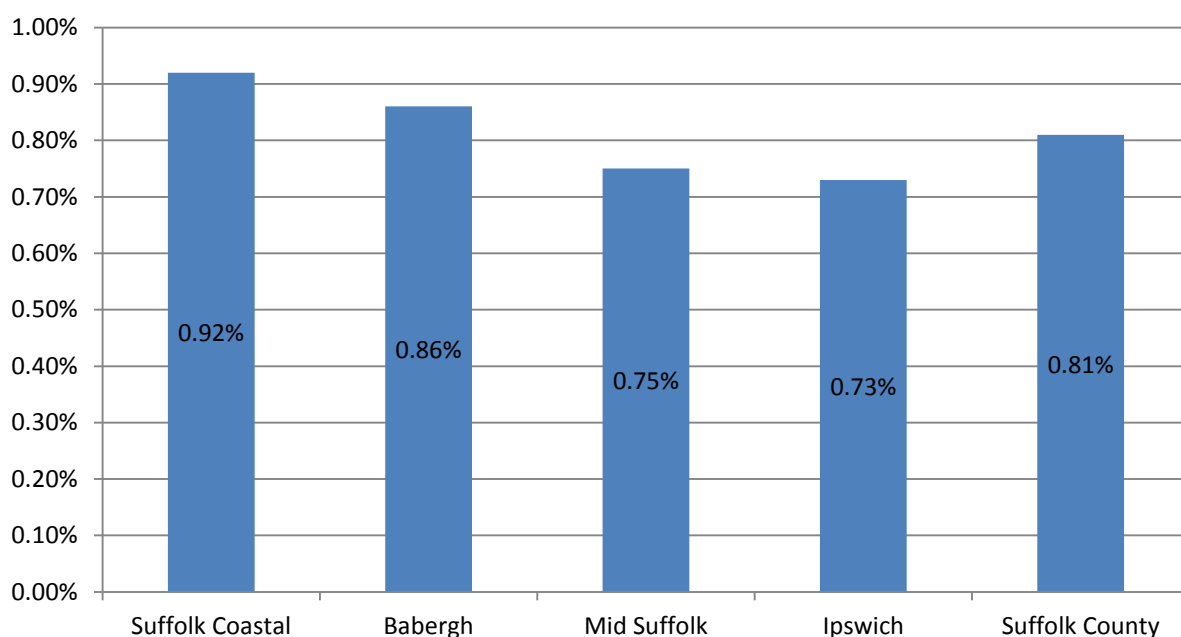


Figure 15: Average deaths as a proportion of the population, 2007-2012. (Suffolk Observatory, 2012)¹⁸

Obesity in young children

- 3.35 From Table 10 it can be seen that the proportion of children measured to be at a healthy weight is very high, at an average of 73.2%. However, when the data is split into 'year 6' and 'reception' as seen in the table, there is a drop from 77.4% of children at 'reception' that are of a healthy weight to 69% of children in 'year 6' that are of a healthy weight.
- 3.36 Across the Ipswich HMA, Ipswich has the highest average percentage of children that are obese (14.3%) and underweight (0.9%).

¹⁷ [Home | Profiles | Area Profile - InstantAtlas™ Server](#)

¹⁸ [Suffolk Observatory - Deaths as a proportion of the population](#)

	Obese (%)	Overweight (%)	Healthy weight (%)	Underweight (%)
Year 6				
Suffolk Coastal	16.5	13.6	68.4	1.5
Babergh	14.1	14	71.3	0.5
Mid Suffolk	15.2	14.8	69	1
Ipswich	18.7	13.2	67.2	0.9
East of England	17.7	14.1	67.1	1.2
England	19	14.4	65.3	1.3
Reception				
Suffolk Coastal	8.8	14.3	76.7	0.2
Babergh	7.7	14.1	77.9	0.4
Mid Suffolk	7.7	13.2	78.7	0.3
Ipswich	9.9	12.9	76.2	0.9
East of England	9	13.1	77.1	0.8
England	9.4	13.2	76.1	1

Table 10: Obesity levels of children (Census, 2011)¹⁹

Long term health issues

3.37 Figures and table below show the number of residents with a long-term health problem or disability in 2011. From the current data Suffolk Coastal has the highest number of residents with long-term health problems that come under the ‘day to day activities limited a little’ section, which comes to 10.6% of the overall population. This figure is just below Ipswich for the number of residents with ‘limited a lot’ health problems, which stands at 8% of the overall population.

3.38 Although Ipswich has the highest number of residents with long-term health problems or disabilities that ‘limit day to day activities a little’, as a percentage of the overall Ipswich population (9.6%) it is the lowest figure. Therefore, it has the smallest percentage of the population that have long-term health problems that limit day to day activities a little when compared to the other authorities across the wider plan area.

	Day to day activities limited a lot		Day to day activities limited a little	
	count	%	count	%
Suffolk Coastal	9,790	7.9	13,173	10.6
Babergh	6,333	7.2	8,910	10.2
Mid Suffolk	6,450	6.7	9,559	9.9
Ipswich	10,718	8.0	12,824	9.6
East of England		7.4		9.3
England		8.3		9.3

Table 11: Count and percentage day to day activities limited a lot and a little (Census, 2011)¹⁹

¹⁹ [NeSS - Obesity Levels of Children](#)

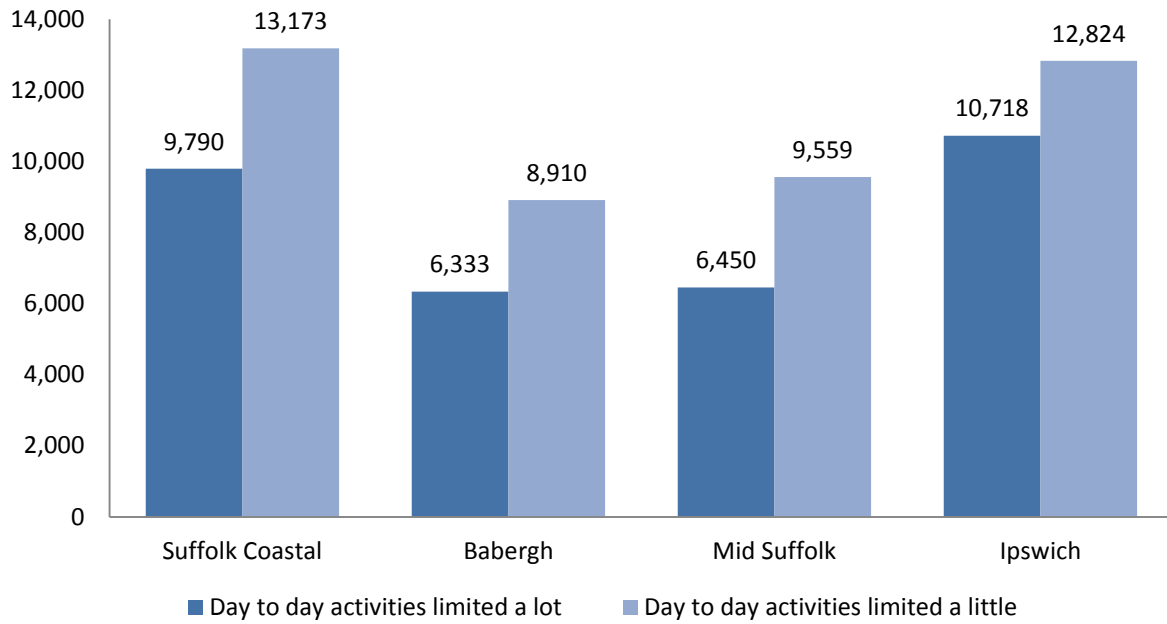


Figure 16: The number of people with a long-term health problem or disability (census, 2011)²⁰

Physical activity

3.39 Figure 17 shows the amount of physical exercise completed by residents in individual years from 2007 through to 2015. It also indicates trends in the percentage of the population that have completed three 30 minute sessions of physical exercise per week from 2007 through to 2015 for each district. The graph usefully demonstrates the totals for each district across the years as well as the individual annual statistics. Ipswich maintains its position as having the lowest levels of physical exercise at every year measured. Babergh and Mid Suffolk, however, are consistently above the county averages for each year. So too is Suffolk Coastal with the exception of 2009-11.

²⁰ [NeSS - Long-term Health Problem or Disability](#)

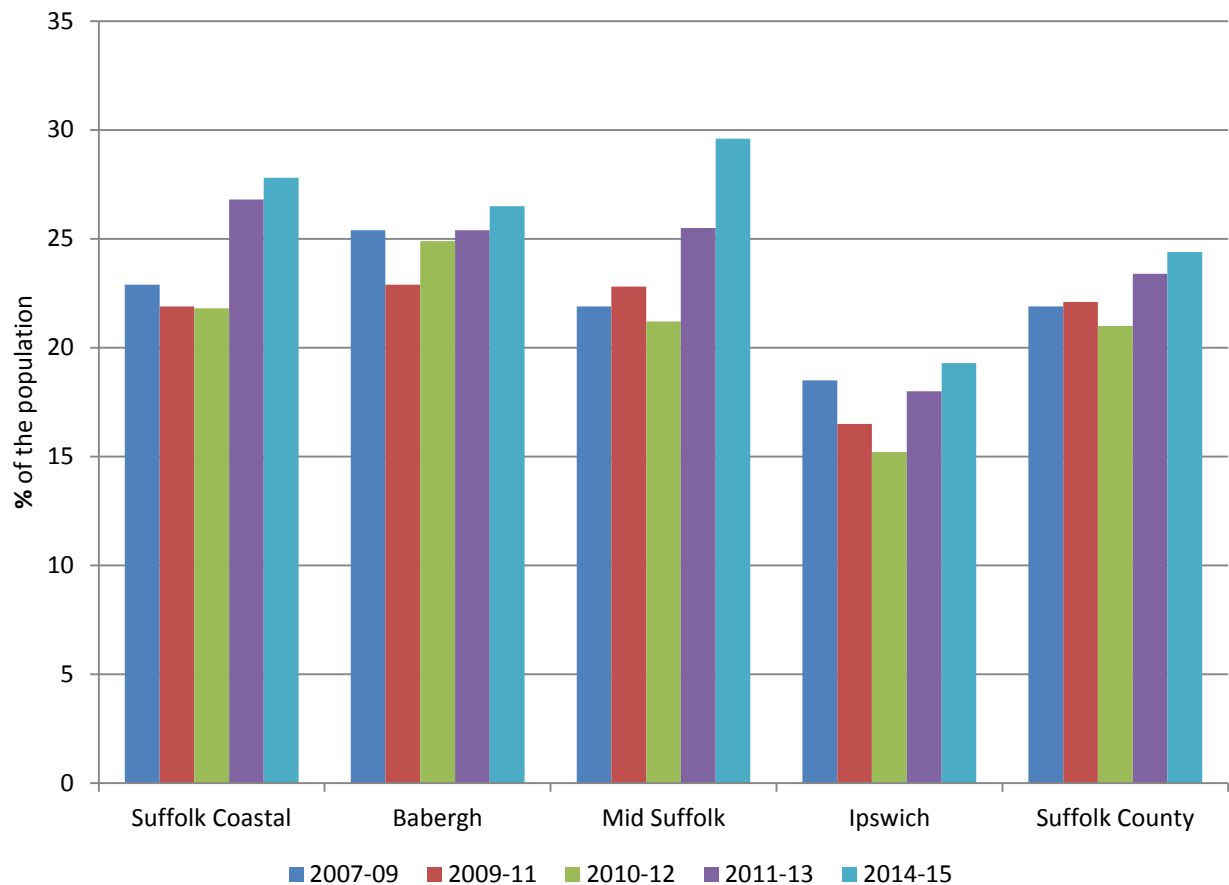


Figure 17: % of the population completing 3 x 30 minutes of physical exercise per week. (Suffolk Observatory. 2015)

Mental health

3.40 People with mental health disorders and disabilities have a higher risk of poor physical health and premature mortality than the general population. Reasons for this include the impact on physical health of deprivation and poverty, but also associated lifestyle behaviours with poor nutrition, obesity, higher levels of smoking, heavy alcohol use and lack of exercise contributing to higher rates of morbidity and lower life expectancy among people with mental health problems (Friedli and Dardis, 2002).²¹

3.41 In Ipswich and east Suffolk it is estimated that there are approximately 45,766 people with common mental health disorders; 1,279 people with a borderline personality disorder; 998 people with antisocial personality disorder; 1,137 with psychotic disorders and 20,477 with psychiatric comorbidity.²²

3.42 The Police and Crime Commissioner for Suffolk has a Police and Crime Plan for Suffolk 2017 - 2021, which gives Suffolk Constabulary the clarity to deliver the Commissioner's objectives

²¹ Friedli, L. and Dardis, C. (2002). Not all in the mind: mental health service user perspectives in mental health. *Journal of Mental Health Promotion*. Vol 1(1). P36-46.

²² [Mental health - Ipswich and East Suffolk CCG](#)

and priorities. This is supported by an action plan and performance management framework.

Gypsies and Travellers

3.43 Gypsies and Travelers experience some of the worst health in all BME groups²³. On average, Gypsy and Traveller infants are 2-3 times more likely to die than infants in the general population. Twice as many Gypsies and Travelers report anxiety or depression compared to the general population. Up to 16% are not registered with a GP, and immunisation rates are low. Barriers to healthcare access include low levels of literacy and fear of racism.²⁴

Crime

3.44 Ipswich (7,265) had the highest number of criminal offences committed in 2013, amongst the local authorities across the Ipswich HMA, followed by Suffolk Coastal (3,111), Babergh (2,605), and Mid Suffolk (2,190).

3.45 When the total offences are compared to the populations for each authority, Ipswich shows the highest figure with 5.45%, this is followed by Babergh 2.97% and Suffolk Coastal at 2.5%. The figures for Ipswich are also higher than the regional average and the England average, with all other authorities being below these regional and national figures.

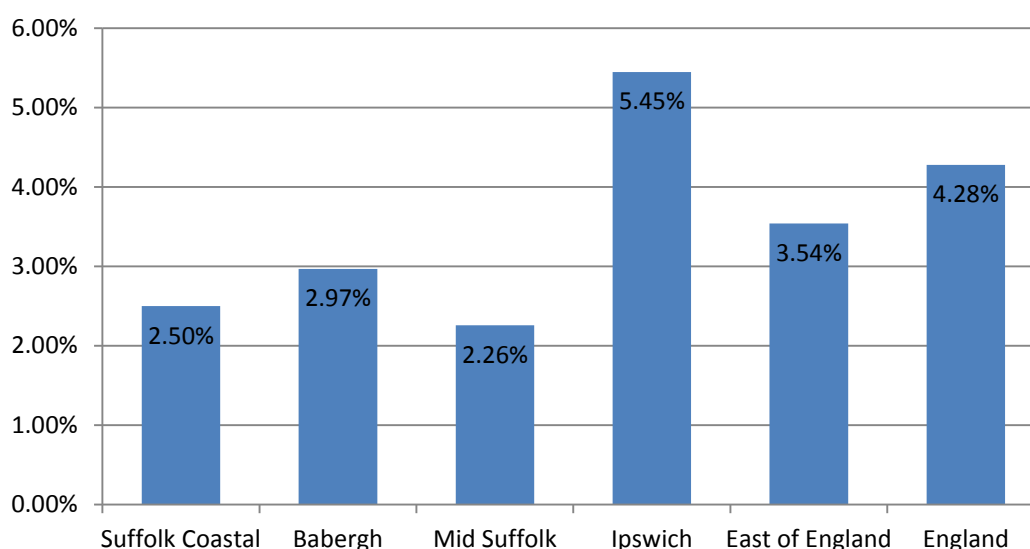


Figure 18: Total offences as a proportion of the population (NeSS, 2013)²⁵

Fear of crime

3.46 The “Suffolk Coastal crime and disorder reduction partnership, Community safety strategy 2005-08”²⁶ lists the fear of crime as a key target: “reassure the public, reducing the fear of crime and anti-social behaviour, and building confidence in the Criminal Justice System (CJS) without compromising fairness.”

Future considerations

²³ Suffolk Travellers’ Health Needs Assessment 2009

²⁴ NHS Suffolk Annual Public Health Report, 2008

²⁵ [NeSS - Offences as a Proportion of the Population](#)

²⁶ [Fear of crime - Suffolk Coastal Community Safety Strategy](#)

- Health and social care provision going forward
- Changing lifestyles and the rise of lifestyle related illnesses
- Continuing health inequalities

Likely Evolution of the Baseline without the Local Plan

- Missed opportunities to plan positively for healthier lifestyles and encourage walking and cycling
- No opportunities to address ageing population and meet the needs of a changing population

Key data sources

- Suffolk Observatory
- Census

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Health and Wellbeing	The need to ensure the delivery of health and social care provision in line with growth	Population is older than the county, regional and national averages.
	The need to address health inequalities and public health	Limited access to health provision in the rural areas. Aging population and high proportion population with long-term health problems and disabilities.
	Promoting healthy lifestyles	Improving access to opportunities for regular physical activity.
	Crime rates and anti-social behaviour	Addressing fear of crime.

Education

Qualifications

3.47 Table 12 shows the qualification levels of each of the districts of the Ipswich Policy Area, ranging from 'no qualification' up to 'NVQ4 and above'.

3.48 Across the Ipswich HMA, it is clear that Suffolk Coastal has a higher level of qualifications across all of the qualification scales when compared to the other districts and to the East of England. Furthermore, the figures for Suffolk Coastal in respect of NVQ4 and above are significantly higher when compared to the other authorities but are broadly similar to the regional and national figures.

3.49

Individual Level	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	East of England (%)	Great Britain (%)
NVQ4 and above	36.7	23.4	29.4	22.5	33.6	37.1
NVQ3 and above	55.5	41.3	51.1	41.4	52.0	55.8
NVQ2 and above	72.4	68.8	70.0	63.0	71.5	73.6
NVQ1 and above	87.3	81.8	83.3	81.8	84.9	84.9
Other qualifications	8.7	8.9	#	6.9	7.1	6.5
No qualifications	#	9.3	10.0	11.3	8.0	8.6

Table 12: Qualifications of the resident population Jan 2015 – Dec 2015 (NOMIS, 2015)²⁷

3.50 Figure 19 below illustrates the trend in academic achievement over 12 years, from 2002-2014. From 2002 through to 2012 the general trend is upwards, with the authorities across the Ipswich HMA broadly reflective of the regional and national statistics.

3.51 However, as of 2013 there is a significant decline in GCSE attainment. The average figure for all of the authorities across the Ipswich HMA in 2013 was 71%, dropping to 63.7% in 2014. This drop is reflected in the regional and national figures and has been explained by the Joint Council for Qualifications (JCQ) as a consequence of a large rise in the number of 15 year old pupils taking GCSEs compared to previous years (increasing 39% compared with 2012, to 806,141). JCQ also note other factors for drop in grades, such as; multiple entries in Maths GCSE, and harder science GCSE papers²⁸.

3.52 From the graph it is clear that most of the authorities of the Ipswich HMA, except Ipswich, sit above the regional and national figures in 2002. However, a significant rise in the regional and national attainment figures means that all the Ipswich HMA authorities now fall below the regional and national figures.

²⁷ [Nomis - Qualifications](#)

²⁸ [GCSE 2013 Press Release.pdf](#)

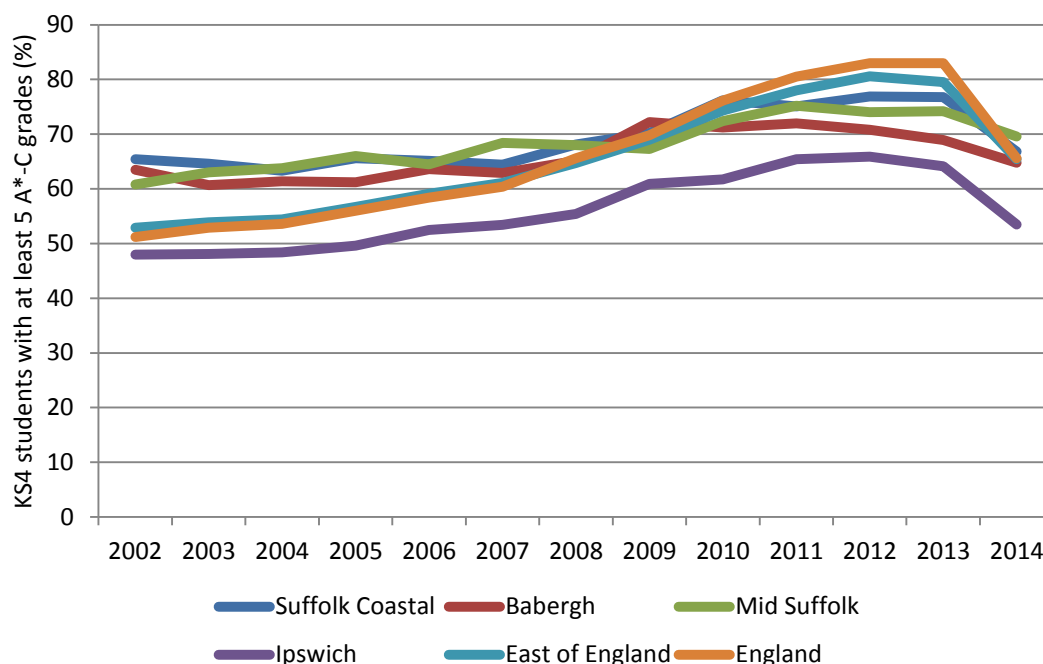


Figure 19: KS4 students receiving at least 5 A*-C grades, 2002-2014 (NeSS, 2014)²⁹

School Leavers

- 3.53 62% of school leavers at the end of year 11 in Suffolk Coastal move into sixth form education. This is higher than the Suffolk average of 53.2%.
- 3.54 The proportion of year 13 school leavers who go on to gain admission to higher education is highest in Mid Suffolk (58.7%), and lowest in Ipswich (43.1%), with the Suffolk average between the two at 49.7%. The Suffolk Coastal figure of 53.1% lies above the Suffolk average.
- 3.55 Year 11 school leavers that are not in education or employment (NEET) are highest in Ipswich (3.5%), with the Suffolk Coastal figure being the same as the County average (2.1%). However, for year 13 school leavers the figure for NEET increases to 4.4%, in Suffolk Coastal, which is the highest across the Ipswich HMA and also above the County average.

	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	Suffolk County (%)
Sixth Form	62	57.9	55.4	49.9	53.2
Further Education	28	33.6	34.2	37.5	36.6
NVQ2 Employment	4.7	4.8	6.3	4.8	4.6
GST Trainees	0.6	0.8	1.4	2.6	1.3
Non NVQ2 Employment	0.6	0.9	0.3	0.7	0.7
NEET	2.1	1.3	1.5	3.5	2.1
Unknown	2.1	0.7	0.8	1.1	2.1

²⁹ [NeSS - GCSE Results 5 A*-C Grades](#)

Table 13: Year 11 school leavers (Suffolk Observatory. 2014)³⁰

	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	Suffolk County (%)
Higher Education	53.1	51	58.7	43.1	49.7
Gap Year	2.3	1.3	5.6	3.3	3.3
Sixth Form	9.4	17.2	11.7	14.5	13.4
Further Education	6.9	4.1	3.6	8.3	6.3
NVQ2	7.1	6.7	9.7	11.2	8.3
Employment					
GST Trainees	0	0	0	0.2	0
Non NVQ2	9.7	14	5.8	11.9	10.6
Employment					
NEET	4.4	2.5	1.8	4	3.5
Unknown	7.2	3.2	3	3.5	4.9

Table 14: Year 13 school leavers (Suffolk Observatory. 2014)³¹

Online Education

3.56 There is a growing market for online education services. This links into digital infrastructure and the need for better broadband across the Ipswich HMA, especially in the rural areas. The ability to achieve high academic attainment through online resources offers rural communities more options when considering schooling and also alleviates problems on schools that are experiencing pressures on capacity.

Educational facilities

3.57 The County's current pupil forecasts show overall demand increasing rapidly with demand for over 432 additional places over the next four years to September 2020. Longer term forecasts to September 2025 indicate further increases in demand.

3.58 In contrast to Suffolk's rural areas, the main urban areas and market towns are expected to accommodate major growth in the form of urban extensions or new communities. These developments are usually on the periphery of towns and often some distance from existing schools and other community infrastructure.

3.59 Other issues that need to be taken into consideration involve the school's capacity to expand. This is not just focused on the infrastructure, such as hall space, playing fields or access, for example, but the management and staffing structuring of the school which would likely need to change if a school were to expand.

Early years

3.60 In May 2015 it was announced that the government was doubling the provision of free childcare from 15 to 30 hours a week for three and four year-olds. The offer, being introduced in 2017, will be available to families where both parents are working or the sole

³⁰ [Suffolk Observatory - Year 11 School Leavers](#)

³¹ [Suffolk Observatory - Year 13 School Leavers](#)

parent is working in a lone parent family. This has huge infrastructure implications for Suffolk and work is underway to establish how this demand can be met.

Special Educational Needs

3.61 Suffolk is an inclusive authority with the majority of children and young people with a statement of special educational need placed in mainstream settings. However there has been a sharp increase in the demand for out of county placements for children and young people with an increased level of additional requirements. There are particular pressures across the county on the availability of Behavioural Emotional and Social Difficulties (BESD) and Autistic Spectrum Disorder (ASD) provision.

Schools

3.62 The number of school aged children and young people is growing as the county sees spikes in localised population growth, net increases in immigration and a large amount of new developments for the revitalised housing market. Our pupil forecasts show the total school population will increase by over 4,500 (5%) in the next 5 years (primary age increasing to over 6%; secondary starting to increase in the next couple of years and continuing for at least the next 10 years). Within this growth there are particular growth 'hot spots' such as Ipswich.³²

3.63 Below is a map of the 'hotspot' areas of the county. The shaded areas are identified as having the biggest need for additional places across the county based on natural population growth.

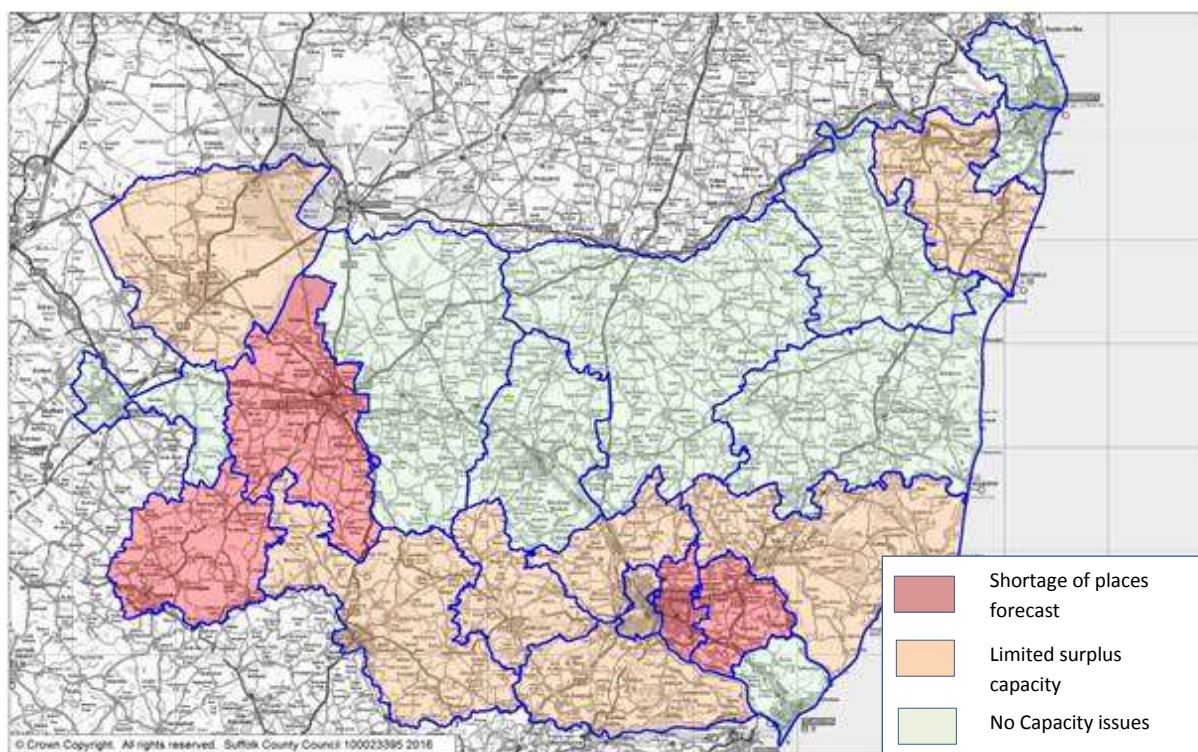


Figure 20: Availability of Secondary School Places, 2016 (Suffolk County Council)

³² The Suffolk County Council Education-and-Learning-Infrastructure-Plan (Version-2.1)

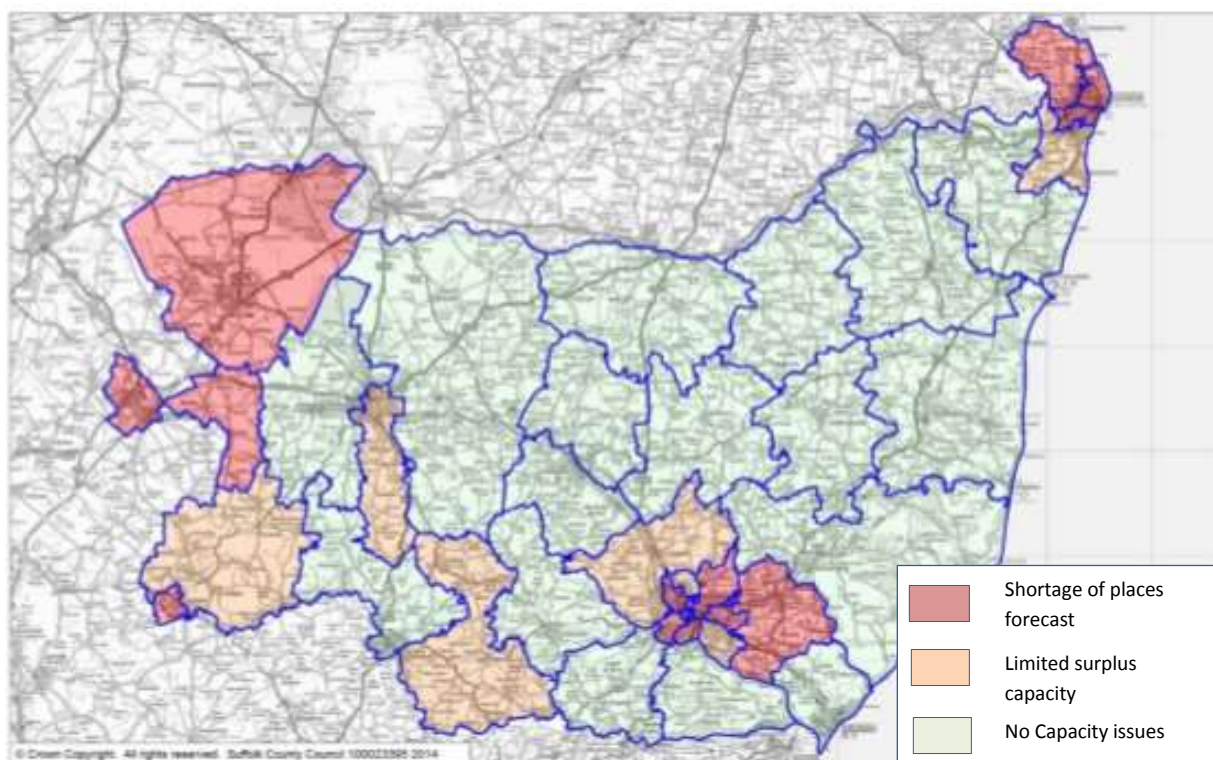


Figure 21: Availability of primary school places (Suffolk County Council)

Future considerations

- The impact of changes to school funding on education provision in the county
- School capacity
- Raising standards of attainment

Likely Evolution of the Baseline without the Local Plan

- Risk of not matching supply of education facilities to meet the demand from new housing growth

Key data sources

- Suffolk Observatory
- NOMIS
- NeSS

Key SA issues

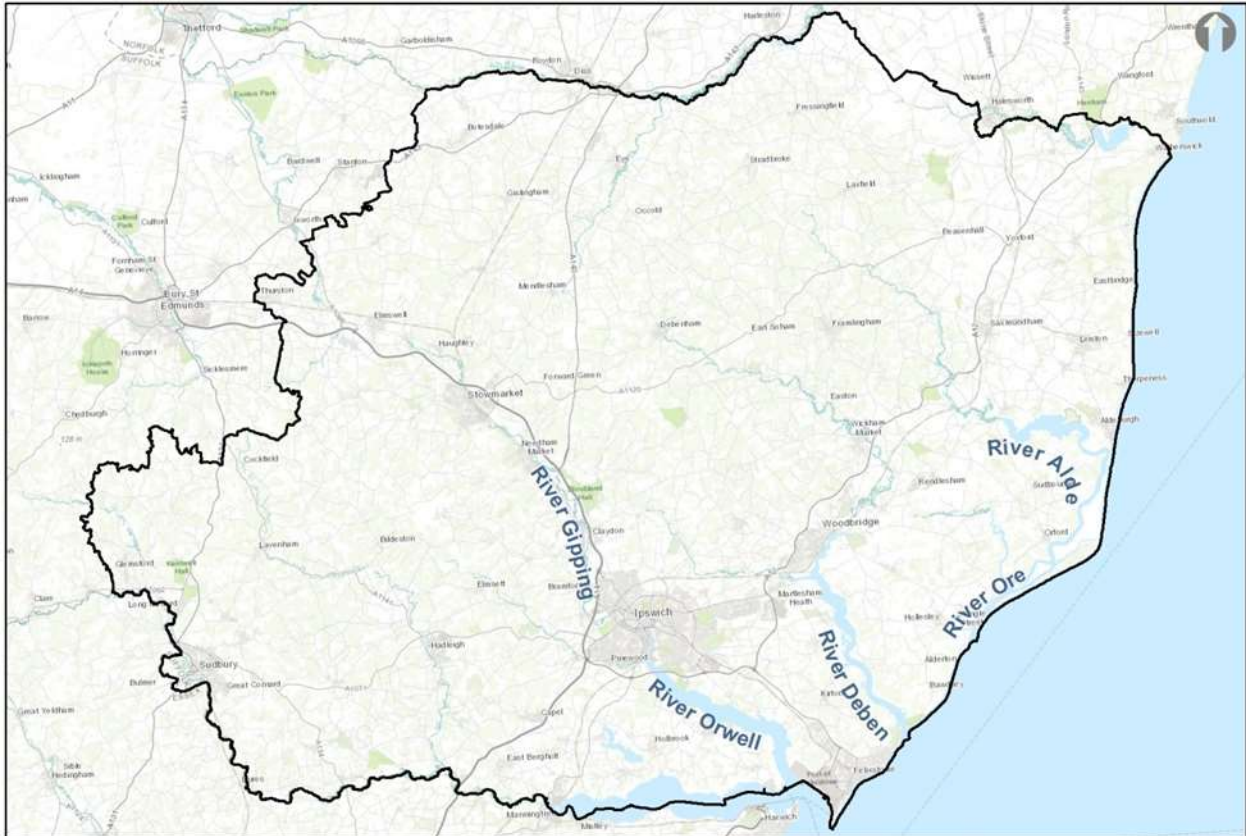
	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Education	The need to ensure the delivery of education provision in line with growth	Distance to both primary and secondary schools, especially in rural locations.
	The need to ensure appropriate skills to match future	Ensuring the local population can access new employment opportunities

employment needs

Environmental Baseline

Water

3.64 The main waterbodies in the Ipswich HMA are the rivers Gipping, Orwell, Deben, Alde and Ore. The Ipswich HMA falls within the Anglian River Basin District and the Ipswich HMA contains the Deben, Gipping and Suffolk Coastal catchment areas.



Contains OS data © Crown Copyright and database right 2017
Figure 22: Major river systems in the Ipswich HMA (Ipswich Borough Council, 2017)

3.65 The European Water Framework Directive (WFD) is a comprehensive river basin management planning system which aims to protect and improve the ecological health of waterbodies across Europe. In the UK, the Environment Agency is the authority charged with the implementation of the Directive, and must meet certain targets aimed at restoring water bodies towards good condition. In line with the objectives of the Directive, opportunities for waterbody improvement must be considered across all development proposals incorporating watercourses.

3.66 There are multiple stakeholders involved in the management of water in the Ipswich HMA:

- Anglian Water is the water company responsible for public sewerage and sewage treatment in Ipswich and both Anglian Water and Essex and Suffolk Water are the organisations responsible for water supply and treatment in the Ipswich HMA. The water companies are required to invest in sewage treatment capacity with regard to an increase in population.

- Suffolk County Council is the Lead Flood Authority and works via the Suffolk Flood Risk Management Partnership (SFRMP) to ensure that all agencies understand and manage flood risk within the county³³;
- Suffolk County Council is also responsible for highway drainage, including puddles and blocked highway gullies;
- The Environment Agency has a strategic overview role for flood risk management associated with main rivers and the sea and is a statutory consultee for any development proposed within Flood Zone 3. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for main rivers and coastal defences. However, overall responsibility for maintenance lies with the riparian owner;
- Internal drainage boards (IDB) manage water levels in some areas of the country where there is a special need for drainage. These areas are known as internal drainage districts (IDD). The IDB relevant to the Ipswich Borough and Suffolk Coastal District is East Suffolk IDB. IDBs undertake works to reduce flood risk to people and property, and manage water levels for agricultural and environmental needs;
- Planning authorities must have regard to the River Basin Management Plan for their district in order to comply with legislation³⁴;
- The Anglian River Basin Management Plan is the relevant plan for the Ipswich Housing Market Area.

Water Resources and Supply

- 3.67 There are two water companies operating in the Ipswich HMA. The Essex and Suffolk Water 'Water Resources Management Plan 2014' outlines the Water Resource Zones in Suffolk and Essex, forecasts water demand for the period 1 April 2015 to 31 March 2040, and documents how to meet this demand. Within Suffolk there are the Blyth, Hartismere, and the Northern/ central Water Resource Zones (WRZ).³⁵ The WRMP 2014 states all the water resource zones, including those covered in the Ipswich HMA, up to the end of the plan period of 2040 will be in surplus water supply.
- 3.68 The Anglian Water 'Water Resources Management Plan 2015' (WRMP) outlines its Water Resource Zones in Suffolk and Essex, forecasts water demand for the period 1 April 2015 to 31 March 2040, and documents how to meet this demand. Within Suffolk the company manages the East Suffolk, Sudbury and West Suffolk Water Resource Zones (WRZ). The WRMP 2015 shows that by 2039-2040, just beyond the plan period, both the East and West Suffolk WRZs will be in deficit by 1-10ml/day when comparing the average supply to demand. However, schemes are in place to address this shortfall e.g. water trading.

³³ In order to comply with the Floods and Water Management Act 2010 and the Flood Risk Regulations 2009.

³⁴ The water body status objectives and wider objectives of the European Water Framework Directive, transposed into UK law as the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003.

³⁵ [Essex and Suffolk Final Water Resource Management Plan 2014](#)

Sewage Treatment Works Capacity

- 3.69 Capacity for sewerage treatment varies between each town and village in the Ipswich HMA. Anglian Water is responsible for water and sewage treatment in the region and is required to invest in sewerage treatment capacity with regard to an increase in population. Between 2015 and 2020 Anglia Water will invest £58.1million in services in Suffolk Coastal. Essex and Suffolk Water are also responsible for water supply across their respective areas.
- 3.70 Water Recycling Centres across Suffolk Coastal also have varying levels of capacity and are likely to need major improvements to accommodate future growth requirements to ensure appropriate connections are made to the existing network.³⁶ The Suffolk Coastal Water Cycle Study 2018 has influenced the production of the Final Draft Local Plan in ensuring the Plan appropriately addresses water supply, waste water treatment and sewerage infrastructure.

Water Quality

- 3.71 Much of the Ipswich Policy Area is covered by Nitrate Vulnerable Zones (NVZ)³⁷. These are areas of land that drain into nitrate polluted waters or waters which have the potential to become polluted by nitrates. Farmers with land in NVZs must follow mandatory rules to tackle nitrate loss from agriculture. The majority of Suffolk Coastal, Babergh and Ipswich are covered by the Sandlings and Chelmsford existing groundwater NVZ (G78). This groundwater designation means water held underground in the soil or in pores and crevices in rock, which have or could have if action is not taken, a nitrate concentration greater than 50mg/l.
- 3.72 The Environment Agency has created 3 tranches of land that contain Nitrate Vulnerable Zones. The entire Ipswich HMA lies in Tranche 2, which means that farms situated in the tranche will be notified by the Environment Agency as to the impacts that this will have on farmland and the environment.
- 3.73 There are a number of Groundwater Source Protection Zones in the Ipswich HMA, which protect groundwater sources such as wells, boreholes and springs used for public drinking water supply. Source Protection Zones show the risk of contamination from any activities that might cause pollution in the area, which is important since groundwater provides a third of the drinking water on average in England and Wales and maintains the flow in many rivers. Figure 23, below illustrates the SPZs in the Ipswich HMA.
- 3.74 Surface Water Safeguard Zones (SgZ) provide an important role in protecting raw drinking water sources from contamination. The Gripping and Alton Water surface water SgZ and the associated Drinking Water Protected Area are located partly within Suffolk Coastal. Due to

³⁶ [SCDC - Infrastructure Delivery Plan 2014](#)

³⁷ [Environment Agency - Nitrate Vulnerable Zones \(NVZ\)](#)

the prominence of arable farming practices across the District the main sources of surface water contamination are nitrates and pesticides.

- 3.75 The European Commission’s Water Framework Directive, established in 2000, operates to ensure inland surface waters, transitional waters, coastal waters and groundwater are treated and protected as a heritage source, not merely a commercial product. In doing so, the Directive has regard to; the sustainable use of water, the prevention of water quality deterioration, the protection of aquatic life, the reduction of water pollution, and the mitigation of both floods and droughts.

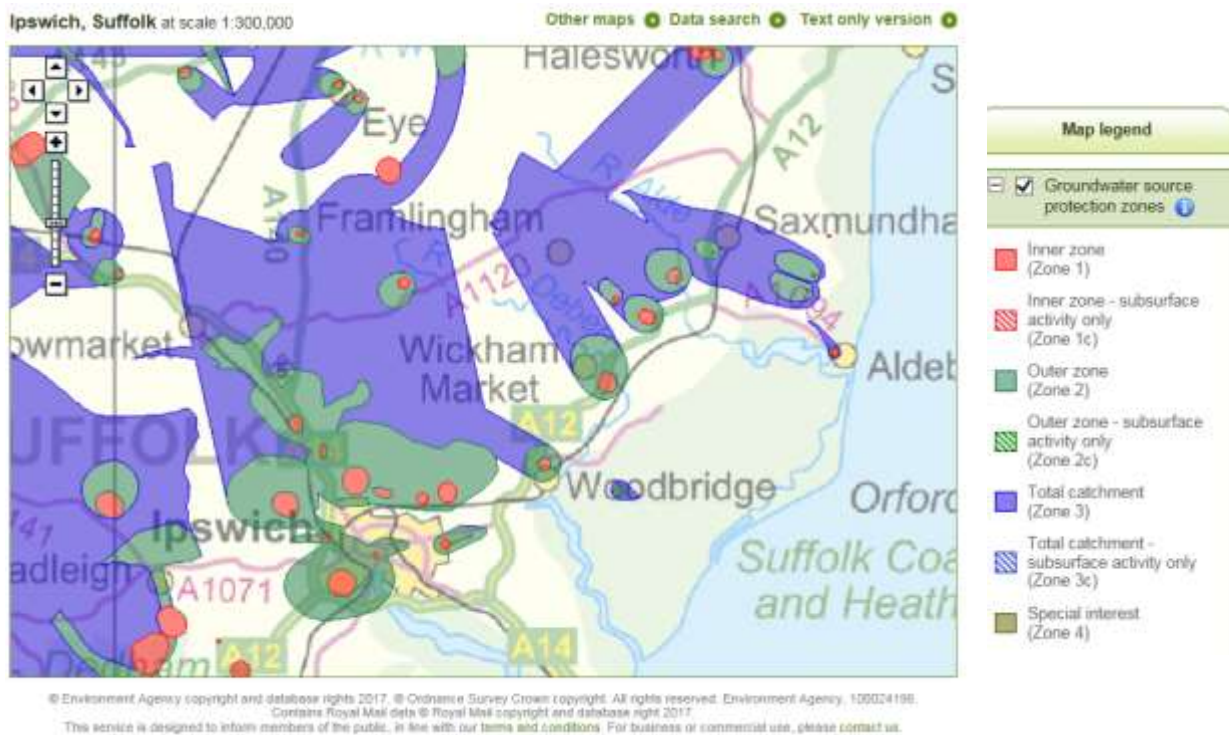


Figure 23: Groundwater source protection zones (Environment Agency, 2017)

Bathing Quality

- 3.76 Suffolk Coastal is the only district in the Ipswich HMA with designated bathing water sites at Felixstowe North and Felixstowe South. As of 30th September 2017, both have ‘excellent’ bathing water standards credited by the Environment Agency.³⁸ Furthermore, the beaches of Suffolk Coastal are recognised by the Marine Conservation Society, with Felixstowe receiving a ‘recommended’ status.³⁹

Future considerations

- Climate change
- Greater pressure on rivers and estuaries from recreation use
- Impacts on water quality from developments of farming practices

³⁸ [Environment Agency - Bathing Water Quality](#)

³⁹ [Good beaches guide - Marine Conservation Society](#)

- Investment in waste treatment plants

Likely Evolution of the Baseline without the Local Plan

- Increased demand on water resources and sustainability of water supply
- Increased requirement for wastewater treatment
- Increased pollution from farmland and water courses

Key data sources

- Environment Agency
- Water Resource Management Plans
- Suffolk Coastal Infrastructure Delivery Plan 2014

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Water	Managing water resources and water quality	There are a number of Groundwater Source Protection Zones. High number of existing groundwater and surface water Nitrate Vulnerable Zones.
	The timely provision of new water services infrastructure in line with growth	The timely provision of new water services infrastructure in line with growth.

Air

- 3.77 Air pollution is associated with a number of adverse health impacts. Generally if you are young and in a good state of health, moderate air pollution levels are unlikely to have any serious short term effects. However, elevated levels and/or long term exposure to air pollution can lead to more serious symptoms and conditions affecting human health. This mainly affects the respiratory and inflammatory systems, but is also recognised, as a contributing factor in the onset of heart disease and cancer.
- 3.78 Additionally, air pollution particularly affects the most vulnerable in society: children and older people, and those with heart and lung conditions. There is also often a strong correlation with equalities issues, because areas with poor air quality are also often the less affluent areas.^{40 41} The annual health cost to society of the impacts of particulate matter alone in the UK is estimated to be around £16 billion.⁴²
- 3.79 The Environment Act 1995 (Part IV) requires that all local authorities carry out periodic reviews of the current and likely future air quality in their area. These reviews follow Government guidance that set health-based air quality objectives for a number of key pollutants and target dates for their achievement. Where an exceedance is considered likely the local authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.
- 3.80 The Government's revised Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets health-based air quality standards and objectives for seven key pollutants:
1. Benzene
 2. 1,3-Butadiene
 3. Carbon Monoxide
 4. Lead
 5. Nitrogen Dioxide
 6. Particulate Matter (PM10)
 7. Sulphur Dioxide
- 3.81 Of the 7 key pollutants the main ones of relevance currently for the Suffolk Coastal district are, nitrogen dioxide (NO₂) and particulate matter (PM_{2.5} and PM₁₀). The main sources in the district of both are emissions from road traffic, with also some coming from industrial processes, activities on the Port of Felixstowe, biomass boilers and construction.
- 3.82 Generally, the air quality in Suffolk Coastal District Council is very good and key pollutant levels are within the limits set by Government for the protection of human health, with the exception of two small localised areas where the national limits set for annual mean nitrogen dioxide (NO₂) have been exceeded and AQMAs are currently declared;
- Several houses on the road junction of Lime Kiln Quay Road, Thoroughfare and St. John's Street in Woodbridge (Woodbridge Junction) - designated in 2006

40 Environmental equity, air quality, socioeconomic status and respiratory health, 2010

41 Air quality and social deprivation in the UK: an environmental inequalities analysis, 2006

42 Defra. Abatement cost guidance for valuing changes in air quality, May 2013

- 3.83 Both of these AQMAs have been declared due to an exceedance of the annual mean Air Quality Objective for nitrogen dioxide (NO₂). The levels identified in 2016 range between 40 and 44µg/m³ – only slightly above the Objective which is set at 40µg/m³.
- 3.84 On 5th October 2016 Suffolk Coastal revoked the AQMA designation at Ferry Lane, Felixstowe following the results of a detailed assessment. This AQMA was originally declared in 2009 due to exceedances of the air quality objective for annual mean nitrogen dioxide (NO₂). Since this declaration, measured annual mean concentrations have declined in the AQMA (and at other locations around the Port of Felixstowe) - the results of diffusion tube monitoring undertaken in 2014 confirmed that annual mean nitrogen dioxide concentrations within the Felixstowe AQMA continue to be below the Air Quality Objective for the fifth year running, measuring 34µg/m³ in 2016.
- 3.85 The Council monitors levels of nitrogen dioxide in the air at a number of locations in the district. This is undertaken using 2 different techniques; automatic analyser (1 site at the Woodbridge junction) which provides an average concentration every 15 minutes, and diffusion tube (approximately 54 sites) which provides an average concentration over a month used to calculate an annual mean at the end of the year.
- 3.86 In 2016, NO₂ levels were measured in 10 areas within the district – Felixstowe, Kesgrave, Melton, Woodbridge, Martlesham, Little Glemham, Farnham, Stratford St. Andrew, Saxmundham and Leiston. The specific locations have been chosen following assessments of air quality both past and present.
- 3.87 The 2016 monitoring results show only one relevant receptor location, within the declared AQMA at Stratford St. Andrew, where NO₂ is above the annual mean objective level. There is a general trend of NO₂ reductions across the district over time.

Future considerations

- National governments plans to tackle air quality
- Uptake of new technologies and potential air quality benefits
- Suffolk County Council (SCC) air quality studies

Likely Evolution of the Baseline without the Local Plan

- Increase in vehicular traffic and potential for increased air pollution

Key data sources

- Air Quality monitoring Reports undertaken by Suffolk Coastal District Council
- Developers Transport Assessments
- SCC transport studies
- SCDC Annual Monitoring Report
- County-Wide Transport Model

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Air	Improving air quality	Reliance on private motor cars and the lack of public transport provision. Two Air Quality Management Areas in Suffolk Coastal.
	The requirement for clean vehicle infrastructure to encourage uptake of technologies	The requirement for clean vehicle infrastructure to encourage uptake of technologies.

Material Assets (including soil and waste)

Soil and Minerals

- 3.88 The majority of Suffolk Coastal is covered by different types of sand and gravel deposits, which are as follows. A section of 'Sub-alluvial sand and gravel' runs along the main river systems, 'glacial sand and gravel' deposits are located in the South East of the district. Just north of Woodbridge there is a large swathe of 'glaciofluvial sand and gravel', which runs along the Eastern half of the district. There is also an area of 'crag' situated in the South Eastern part of the district.
- 3.89 There are large marine aggregate resources present off the coast of Suffolk however, it is not County Council policy, to seek to increase reliance on marine dredged aggregates in order to reduce the amount of land won aggregate it needs to provide for. Nevertheless, with the large national infrastructure projects planned in Suffolk including Sizewell C, the County is seeking to maximise the potential for the use of marine dredged and sea borne aggregate for the construction of this development.
- 3.90 The LAA (local aggregate assessment) concludes that there are adequate reserves of indigenous sand and gravel at the present time to comply with the requirement of the National Planning Policy Framework (NPPF) to have a land bank of permitted reserves of at least 7 years. In 2014, 50-60% of the sand & gravel consumed in Suffolk (915,000 tonnes) was produced in Suffolk (including marine dredged) – most of the balance comes from Essex and Norfolk (up to 40%).
- 3.91 Suffolk County Council is in the process of developing a combined Minerals and Waste Local Plan, which will detail policies for minerals and waste, and set out locations for the potential development of minerals sites (such as sand or gravel pits) in the county.

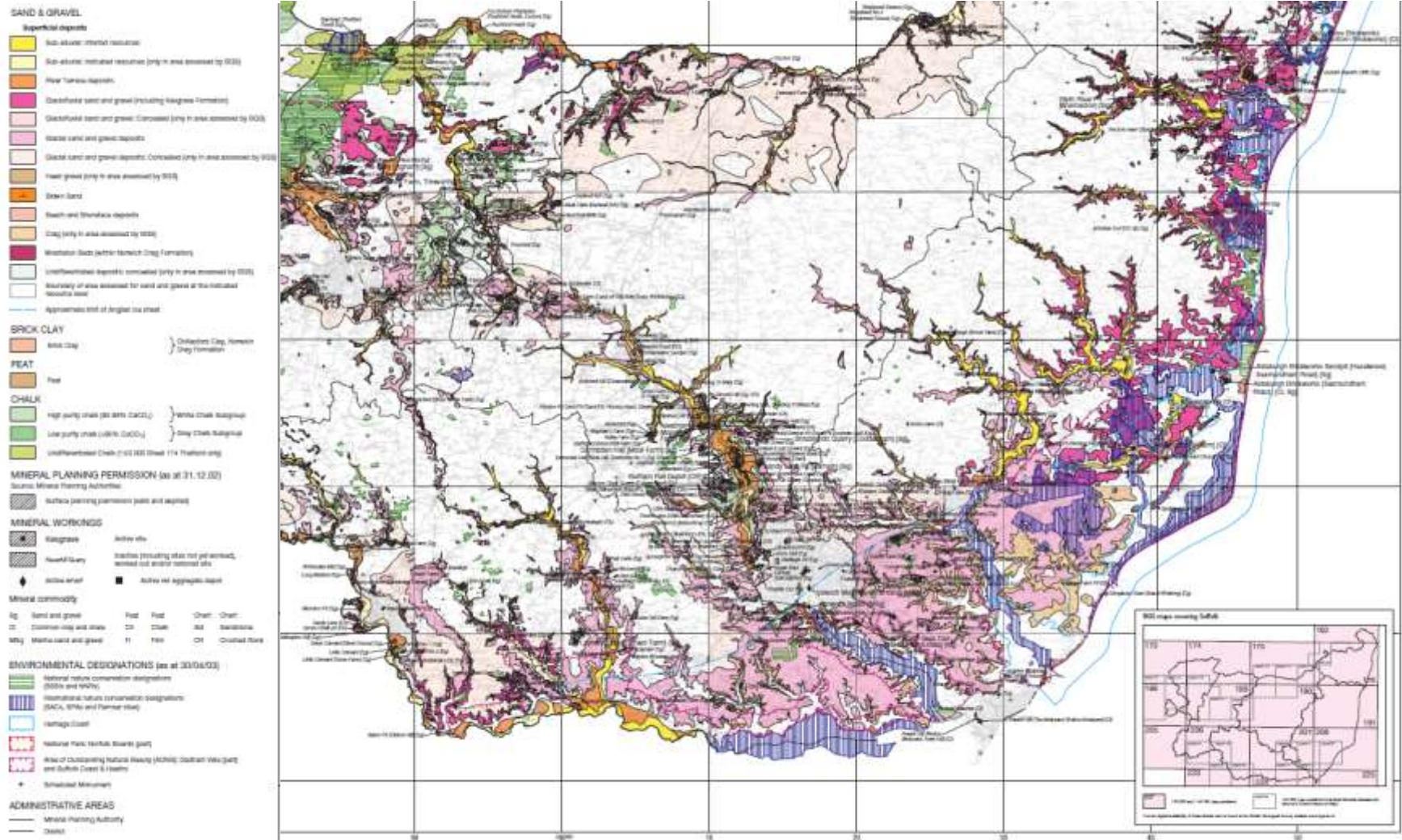


Figure 26: Mineral resources in the Ipswich HMA (British Geological Survey, 2003)

Within Suffolk Coastal there are 14 Regionally Important Geological and Geomorphological sites and GeoSites (RIGS and CGS).

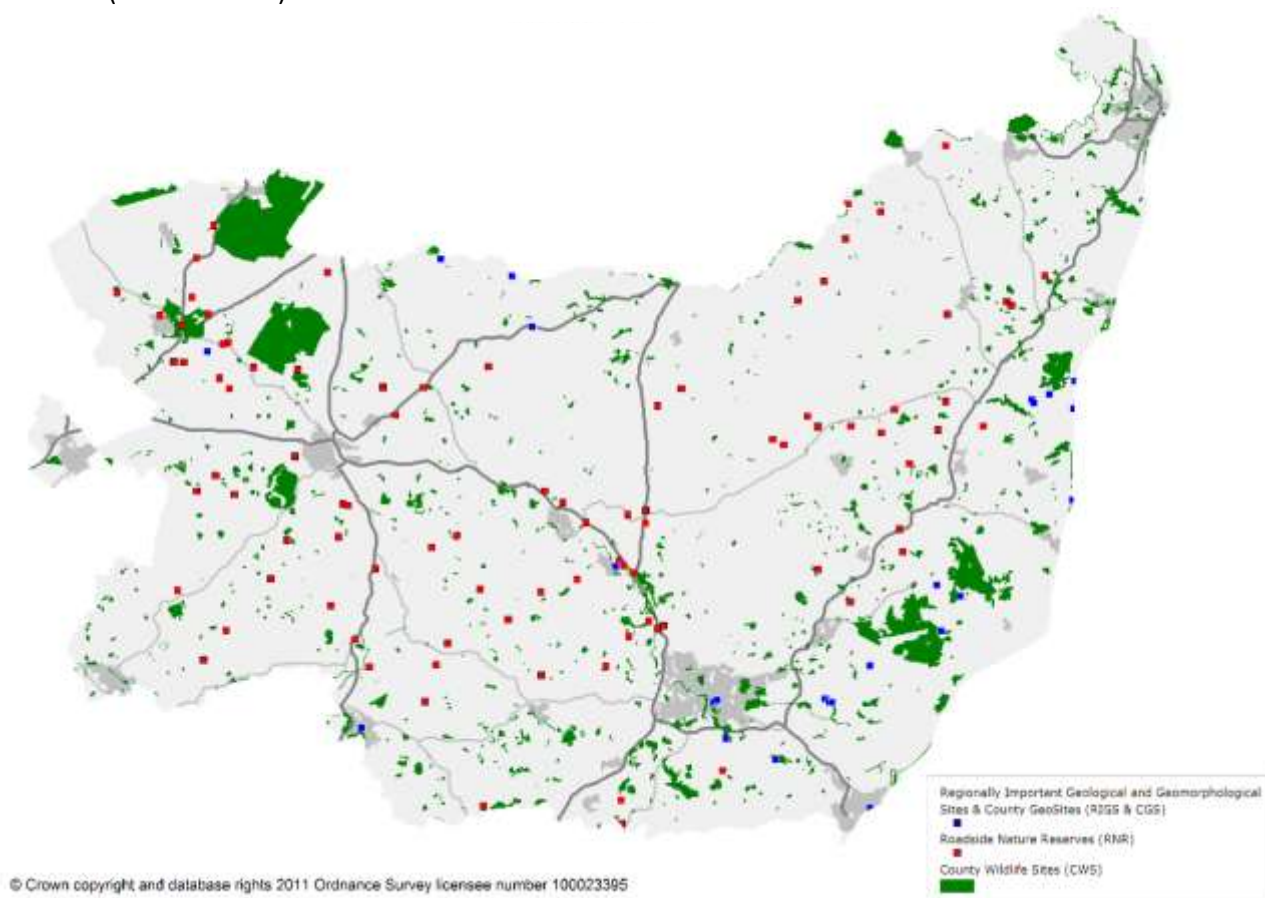


Figure 27: CWS, Roadside Nature Reserves, Regionally Important Geological and Geomorphological Sites & County GeoSites (Suffolk Biodiversity information Service. 2017)⁴³

Agricultural Land

- 3.92 Defra’s Agricultural Land Classification (ALC) system assesses the quality of farmland and divides it into five categories. The ‘best and most versatile land’ is defined by the NPPF as that which falls into Grades 1, 2 and sub-grade 3a.
- 3.93 The majority of the rural areas within the Ipswich HMA are designated as ‘good to moderate’ agricultural land, shown as green. Light blue areas of the map are dotted within the green areas and represent ‘very good’ agricultural land use. The red areas represent ‘land predominantly in urban use’, which with the exception of Ipswich is very sparse.
- 3.94 It is apparent that the majority of the rural areas across the Housing Market Area are deemed as “good to moderate” with a variety of land classified as “very good” or “excellent”. Suffolk Coastal contains areas of land that is deemed “poor”. These areas are predominantly in the coastal and estuarine locations.

⁴³ [Suffolk Biodiversity Information Service - CWS, RNR, RIGS&CGS](#)

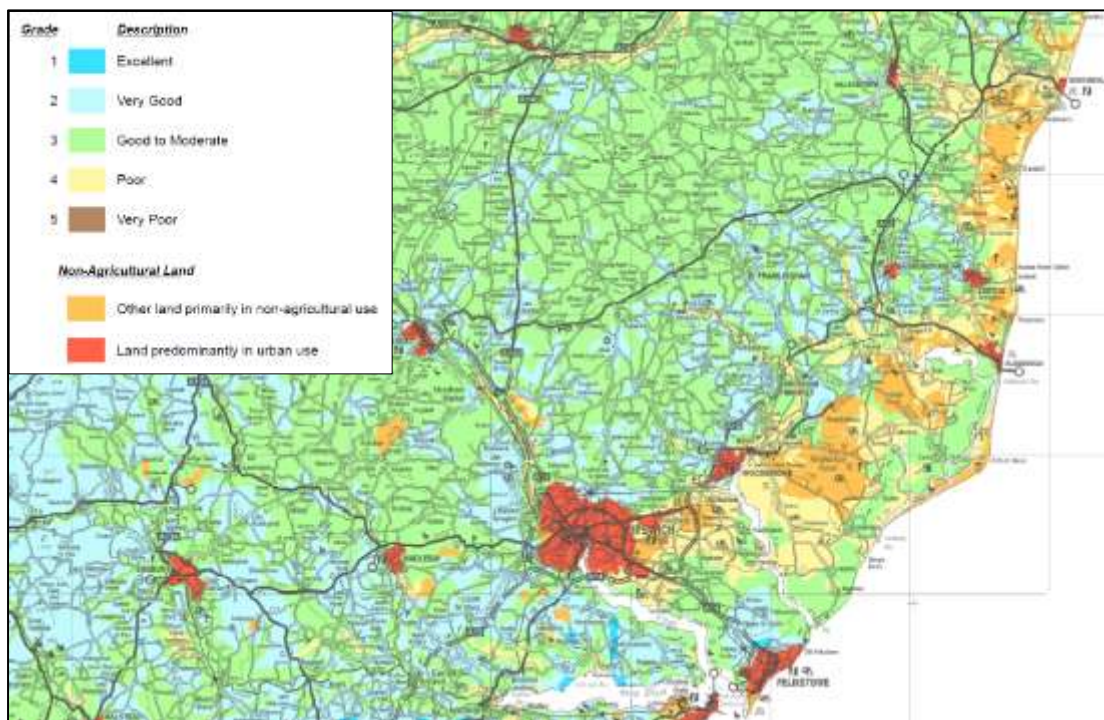


Figure 28: Agricultural land grades across the Ipswich HMA (Natural England, 2010)⁴⁴

Previously Developed Land

3.95 The table below displays the gross percentage of housing completions on previously developed land (PDL). It is clear that Babergh and Mid Suffolk have much higher figures than Suffolk Coastal. This may be due to the limited opportunities for development on PDL in Suffolk Coastal. Ipswich has the highest figures for housing completions on PDL, which is to be expected of an urban environment.

	12/13	13/14	14/15	15/16
Babergh gross % PDL	31	29	37	59
Mid Suffolk gross % PDL	-	-	33	46
Suffolk Coastal gross % PDL	38	22	18	14
Ipswich gross % PDL	63	83	90	73

Table 15: Percentage of housing completions on previously developed land (Suffolk Coastal District Council, AMR, 2016)

3.96 Although in 2015/16 the number of housing completions on previously developed land was nearly double that of 2013/14 and 2014/15, the percentage figure is less because of the much higher total completions in 2015/16.

	12/13	13/14	14/15	15/16
Number of new dwellings completed on PDL / gross completions in Suffolk Coastal	124/324	48/215	46/427	77/564

⁴⁴ [Agricultural land grades - Natural England](#)

Table 16: Housing completions on previously developed land in Suffolk Coastal (AMR. 2016)²⁹

Waste

- 3.97 All of the authorities in the Ipswich HMA are members of the Suffolk Waste Partnership (SWP), a group of local authorities throughout Suffolk that actively work together to continuously improve waste management services. The SWP's Joint Municipal Waste Management Strategy (2003-2020), sets out a strategy for dealing with the increasing volumes of municipal waste. In 2006/07 the county produced 418,466 tonnes of municipal waste.⁴⁵
- 3.98 Figure 29 shows the percentage of household waste that has been sent for re-use, recycling, or composting in each district between 2009 and 2015. Suffolk Coastal averages 55.78%, which is much higher than the averages for Babergh (41.59%), Mid Suffolk (41.59%), and Ipswich (41.44%).
- 3.99 A new energy-from-waste facility has been completed at Great Blakenham in 2014, which is expected to run for the next 25 years. It uses household and business waste, which would otherwise go to landfill, as a fuel to generate enough electricity for 30,000 homes.
- 3.100 Suffolk County Council is in the process of developing a combined Minerals and Waste Local Plan, which will detail policies for minerals and waste, and set out locations for the potential development of waste sites (such as recycling plants or landfill sites) in the county.

⁴⁵ [Suffolk Waste Partnership](#)

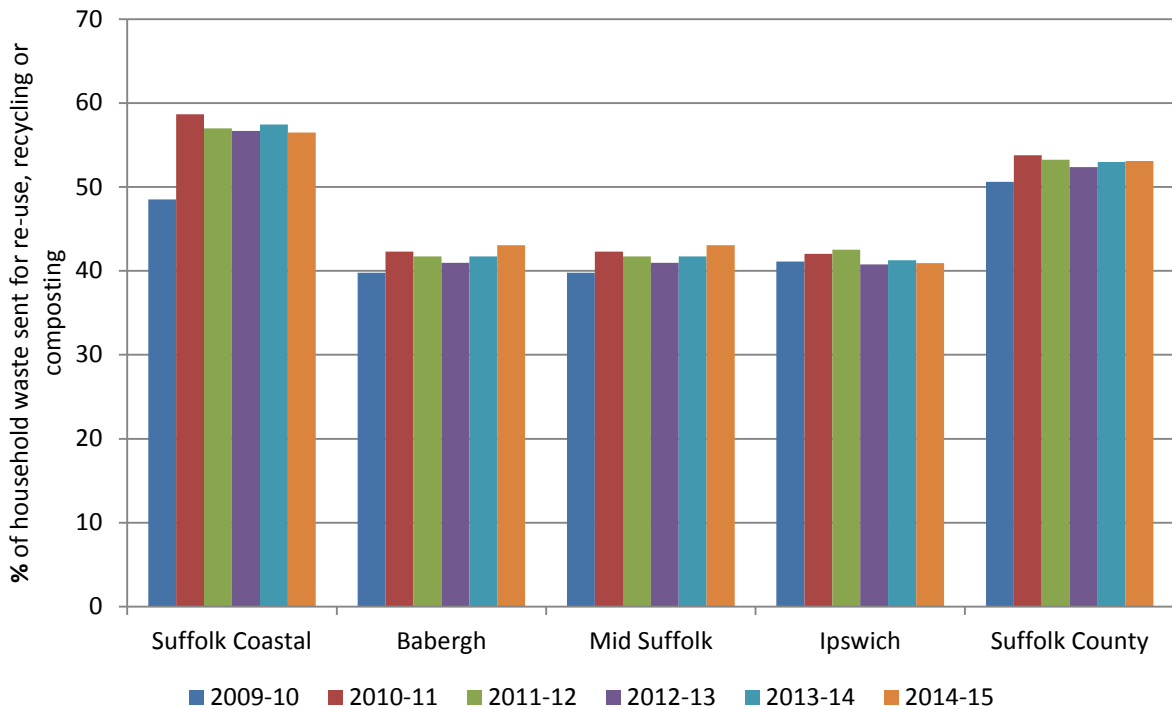


Figure 29: Household waste sent for re-use, recycling or composting (Suffolk Observatory. 2015)⁴⁶

Future considerations

- Suffolk County Council Waste and Minerals Plan
- Energy from waste
- Priority to build on brownfield land.

Likely Evolution of the Baseline without the Local Plan

- Applications will be determined under the NPPF
- Population increase will increase waste generation
- Development may place pressure on local mineral assets to support construction
- The Energy from Waste (EfW) plant at Great Blakenham handles all of Suffolk's current residual municipal waste and an element of residual Commercial & Industrial waste and is expected to run until 2039

Key data sources

- Suffolk Observatory.
- Suffolk Coastal AMR
- British Geological Survey
- Annual minerals and waste monitoring reports from Suffolk County Council

Key SA issues

Key SA issue across Ipswich and Suffolk Coastal Specific Issues

⁴⁶ [Suffolk Observatory - Household Waste](#)

Suffolk Coastal		
Material Assets (including soil and waste)	The need to maintain and/or enhance soil quality	Extensive areas of high quality agricultural land.
	The need to manage waste arising in accordance with the waste hierarchy	The need to manage waste arising in accordance with the waste hierarchy.
	The need to encourage development on previously developed land and/or make use of existing buildings and infrastructure	Limited availability of previously developed land.
	The need to protect and enhance sites designated for their geological interest	The need to protect and enhance sites designated for their geological interest

Climatic Change, Flooding and the Coast and Estuaries

Carbon Emissions

3.101 Table 17 below shows the estimated CO₂ emissions (tonnes per person) from 2005 to 2014 for each of the authorities making up the Ipswich HMA, as well as Suffolk as a whole. The data indicates that per capita CO₂ emissions have been much lower in Ipswich than the other authorities in every year from 2005 – 2014. This may be explained by the fact that people living in Ipswich have greater access to public transport, and are more likely to be in walking and cycling distance of key services when compared to the rural areas of the district. The table also shows a clear reduction in per capita CO₂ emissions since 2005, a drop of almost 2 tonnes per person across Suffolk as of 2014, from 8.0 in 2005 to 6.1 in 2014. The largest drop recorded has been experienced in Mid Suffolk, dropping from 9.4 to 6.9 tonnes per person since 2005.

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Suffolk Coastal	7.6	7.6	7.2	7.0	6.6	6.7	6.1	6.6	6.4	5.8
Babergh	8.3	8.2	7.9	8.0	7.2	7.6	6.9	7.2	7.0	6.4
Mid Suffolk	9.4	9.3	8.9	8.5	7.9	8.2	7.7	7.7	7.5	6.9
Ipswich	5.7	5.6	5.4	5.2	4.6	4.8	4.1	4.3	4.2	3.7
Suffolk	8.0	8.0	7.6	7.3	6.9	7.4	6.5	6.8	6.7	6.1

Table 17: per capita CO₂ emissions (tonnes per person) (Suffolk Observatory. 2014)⁴⁷

Renewable Energy

3.102 Table 18 depicts the number of renewable energy installations for the Ipswich HMA authorities as well as the East of England and England. The number of domestic photovoltaics per 10,000 households in Ipswich is almost a third of the number recorded in the other authorities across the Housing Market Area. The Ipswich figure falls well below the East of England and below the national figures. In addition, the number of domestic photovoltaics per 10,000 households in Suffolk Coastal (620), Babergh (753), and Mid Suffolk (704) all occupy positions of more than double the national figure (288) and approximately double the figure for the East of England (355).

3.103 This may be a result of the lack of space in the urban area compared to that of the more rural authorities. It may also be a consequence of the economic situation of households in the more affluent parts of the Housing Market Area.

3.104

Renewable Energy	Suffolk Coastal	Babergh	Mid Suffolk	Ipswich	East of England	England
Domestic Photovoltaics	3,399	2,915	2,981	1,487	93,319	654,980
Domestic Photovoltaics (per 10,000 households)	620	753	704	252	373	288
Domestic Wind	65	4	53	0	682	2,050

⁴⁷ [Suffolk Observatory - Per Capita CO₂ Emissions](#)

All Wind	68	6	61	0	800	3,433
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Table 18: Renewable energy installations (Suffolk Observatory. 2017)³³

Flooding

3.105 The NPPF defines the probability of flooding through the following flood zones:

Flood Zone	Definition	Probability of Flooding
Flood Zone 1	At risk from flood event greater than the 1 in 1,000 year event (greater than 0.1% annual probability of flooding each year).	Low probability
Flood Zone 2	At risk from a tidal flood event between the 1 in 200 and 1 in 1,000 year event (between 0.5% and 0.1% annual probability of flooding each year), or a fluvial flood event between the 1 in 100 and 1 in 1,000 year event (between 1% and 0.1% annual probability of flooding each year).	Medium probability
Flood Zone 3a	At risk from a tidal flood event less than or equal to the 1 in 200 year event (greater than 0.5% annual probability of flooding each year), or a fluvial flood event less than or equal to the 1 in 100 year event (greater than 1% annual probability of flooding each year).	High probability
Flood Zone 3b	At risk from a flood event less than or equal to the 1 in 20 year event or otherwise agreed between the LPA and the EA.	Functional Floodplain

3.106 Within Suffolk Coastal there are a number of settlements that are at severe risk of flooding as they lie across or near to flood zone 3b, the functional floodplain. The settlements in or near to flood zone 3b are as follows: Earl Soham, Felixstowe, Knodishall, Melton, Peasenhall, Saxmundham, Wickham Market, Woodbridge, and Yoxford.⁴⁸ The coastal nature of the district puts it at greater risk than other districts of the Ipswich HMA. Figure 30 below shows the spread of flood zones 2 and 3 across the whole district.

⁴⁸ [Suffolk Coastal and Waveney Strategic Flood risk Assessment](#)

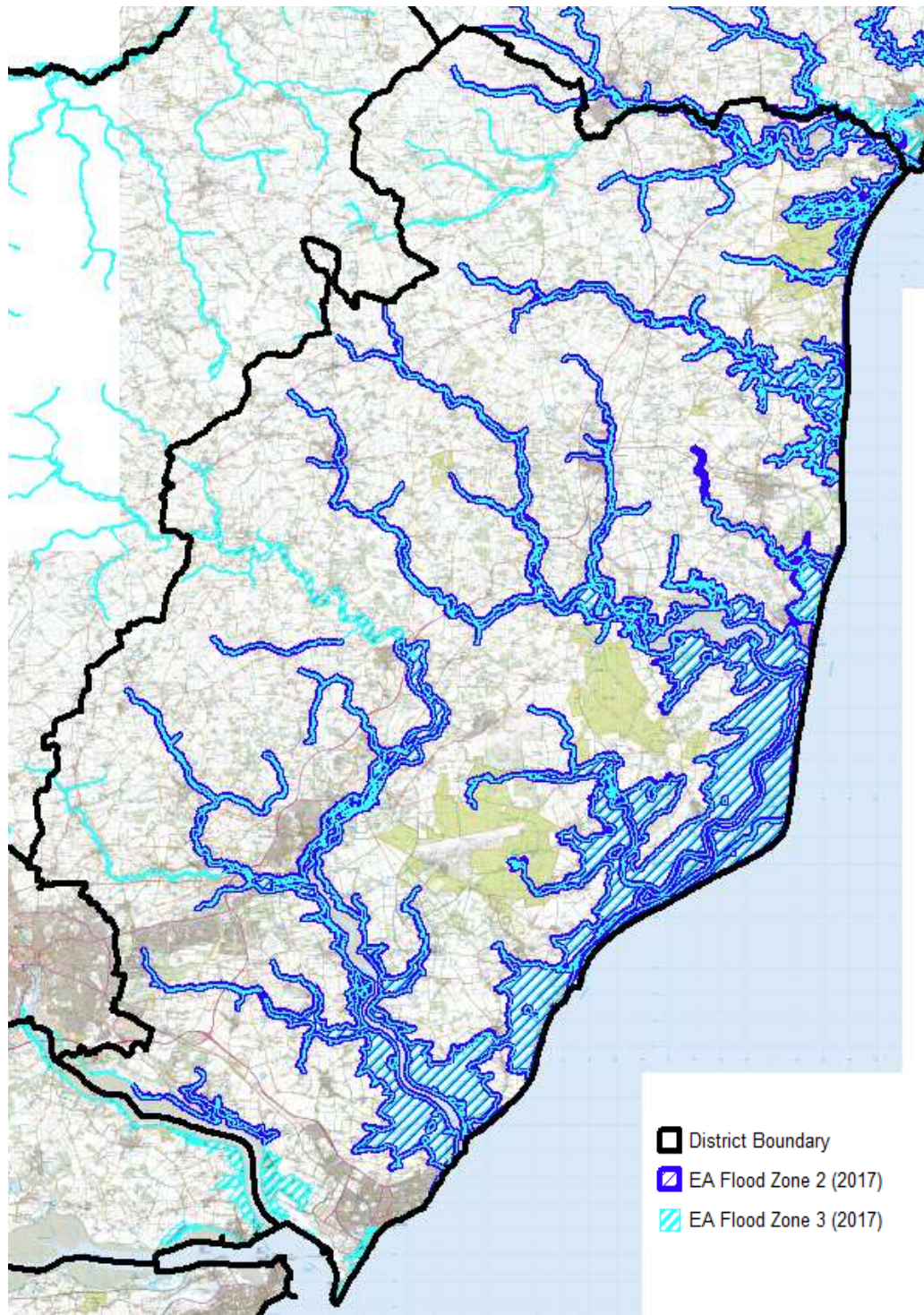


Figure 30: Flood zones 2 and 3 across Suffolk Coastal (SCDC GGP, 2017)

Coastal Management and Flood Risk

3.107 The Shoreline Management Plans 7 and 8 cover the entire Suffolk Coastal coastline. They give details of the areas which are or will be at risk of coastal erosion and flooding in the short, medium, and long term future, defined as the years 2025, 2055, 2105 (known as Epochs).⁴⁹

⁴⁹ [Shoreline Management Plan 7](#)

3.108 The SMP uses four designations of action along the Suffolk Coastal coast. These are as follows:

- No Active Intervention: - A decision not to invest in providing, maintaining defences or natural coastline.
- Hold the Line: - Maintain or upgrade the level of protection provided by defences or natural coastline.
- Managed Realignment: - Manage the coastal processes to realign the 'natural' coastline configuration, either seaward or landward of its present position.
- Advance the Line: - Building new defences seaward of the existing defence line.

Estuary management

3.109 There are four estuaries within the Ipswich HMA, these being the Stour and Orwell, the Alde-Ore, the Deben, and the Blyth. The characteristics of each estuary and the resultant management strategies are detailed below.

3.110 It is important to recognise the importance of tourism to the coastal towns and countryside that make up the rural economy. The tourist industry along the Suffolk Coastal coastline provides jobs for the local population, as well as funding for the many environmentally focused organisations found in coastal locations between Felixstowe and Walberswick. Tourism brought in a total of £236m to Suffolk Coastal in 2011, which shows the value that tourism has to the Suffolk Coastal economy as a whole.⁵⁰

The Stour and Orwell Estuaries

3.111 The Stour and Orwell Estuaries, as discussed in the Essex and South Suffolk Shoreline Management Plan 2⁵¹, are of international environmental importance. The estuaries make up a varied landscape including extensive mudflats, low cliffs, saltmarsh, and areas of vegetated shingle. The estuaries are designated as a Special Protection Area, a Site of Special Scientific Interest, and a Ramsar site. The site also lies within the Suffolk Coasts and Heaths AONB and is included within the Natura 2000 European Marine Sites. Hence it is vitally important that the estuaries are protected from coastal erosion, and flooding. The estuaries are to be supported to enhance their natural evolution while continuing to defend all existing dwellings and infrastructure.⁵² From Felixstowe to Ipswich the coastal management policies along the northern bank of the Orwell in the short, medium, and long term are as follows; 'Advance the Line', 'Hold the Line', 'Managed Realignment', and 'No active intervention'.⁵³

The Alde-Ore Estuary

3.112 At 16miles in length the Alde-Ore Estuary is the longest in Suffolk. It runs behind the shingle spit at Orford, and is the only bar-built estuary in the UK with a shingle bar. The

⁵⁰ [Tourism - The Heritage Coast Local Development Strategy](#)

⁵¹ [Essex and South Suffolk Shoreline Management Plan 2](#)

⁵² [The Stour and Orwell Estuaries Scheme of Management 2010](#)

⁵³ [Shoreline Management Plan 8](#)

estuary contains large areas of mudflats, saltmarshes, as well as vegetated shingle habitats, grasslands, and reed beds. The Natura 2000 citation states the estuary is one of the best in the UK for mudflats and sandflats not covered at low tide. The Estuary is within the Heritage Coast, as well as the Suffolk Coasts and Heaths AONB. These designations aim to enhance and conserve the nationally significant features of the estuary. Hence it is important that the estuary is protected from both human developments as well the environmental threats of for example flooding and sea level rise. The Alde-Ore Estuary Plan was endorsed by Suffolk Coastal District Council and is a material consideration in the determination of planning applications. The current policy, as set out in the Alde-Ore Estuary Plan, is to maintain the existing defences at Aldeburgh and through to the Martello Tower, and operate an overall approach of resilience.⁵⁴ The estuary runs along the coast behind the Shingle Street for a considerable distance and so has two management designations, 'No Active Intervention' in the Southern section and 'Hold the Line' in the Northern part of the coast.⁴⁵

The Deben Estuary

- 3.113 The Deben Estuary stretches from Felixstowe to the furthest tidal limit inland near Woodbridge. Most of the estuary lies within the Suffolk Coasts and Heaths AONB. Part of the estuary, between Felixstowe Ferry and Bromeswell, is designated as a Special Landscape Area. Within the estuary 1300 properties are at differing risks of tidal flooding.
- 3.114 In the short term the policy is to improve the defences at Bawdsey Manor consistent with maintaining the Deben Estuary mouth configuration. Furthermore, protection is being maintained in areas of the Felixstowe Ferry frontage that are of particular vulnerability to flooding. In the medium term the policy option is to continue maintaining the current flood defences along the estuary. In the long term the policy approach is to maintain, improve, and adapt the defences along the estuary.⁵⁵ Hence, overall the coastal management policy for the Deben estuary is to 'Hold the Line'.⁴⁵

The Blyth Estuary

- 3.115 The River Blyth is sourced in Laxfield and reaches the North Sea between Southwold and Walberswick, in the Minsmere-Walberswick area of heaths and marshes. There are three areas along the estuary that require priority works, as labelled in the Blyth Estuary Strategy 2004. These are Tinkers Marshes (a Special Protection Area and a Ramsar site), Reydon Marshes (a Special Protection Area, and a Ramsar site), and the stretch of river between the A12 Bridge at Blythburgh and Blyford Bridge.⁵⁶ The Blyth Estuary contains multiple different coastal management policies. The policies from the coast inland are as follows; 'Hold the Line', 'Management Realignment', 'Hold the Line', and 'No Active Intervention'.⁴⁵

Coastal Erosion

- 3.116 The Shoreline Management Plan 7 (SMP7)⁴⁹ contains information regarding the erosion and flood risk for the Suffolk coast, from Lowestoft Ness in the North to Felixstowe Landguard

⁵⁴ [Alde-Ore Estuary Partnership - Estuary Plan](#)

⁵⁵ [The Deben Estuary Plan](#)

⁵⁶ [The Blyth Estuary Strategy](#)

Point in the South. The East Anglia coast is one of the fastest eroding coastlines in Europe; hence this Plan will be used to show the erosion potential along the Suffolk Coastal coastline.

- 3.117 Policy Development Zone 3- Walberswick marks the Northern most point of the Suffolk Coastal coastline. Here the Blyth Estuary meets the North Sea. The shoreline between Walberswick and Dunwich has become increasingly vulnerable to major breaches. Long term erosional trends suggest some properties will be lost at Dunwich, and there are important heritage assets that may be lost.
- 3.118 Policy Development Zone 4 – The plan for this stretch of coastline is to allow it to function as naturally as possible. The long term result of erosion in this section is increased flooding in the Minsmere Valley. However, this will provide essential sediment to the south. Erosion around Sizewell Nuclear Power Station is expected to be a lot less as this will continue to be defended. Some properties along the Sizewell Cliffs and at Thorpeness may be lost in the longer term.
- 3.119 Policy Development Zone 5 – To the North of Aldeburgh and at Aldeburgh the aim is to maintain a healthy shingle beach, this is essential to the protection at Aldeburgh. The area to the South of Aldeburgh has the potential to breach between the shore and the estuary; this is considered to have far reaching consequences upon the agricultural, recreational, and nature conservation interests of the estuary. The situation South of Aldeburgh is considered a very complex issue and as such strategies to deal with erosional processes here will need closer examination. In the meantime a hold the line policy is to be implemented for the first 15 years whilst conclusions are made for managing this stretch of coastline.
- 3.120 Policy Development Zone 6 – At Hollesley Bay the priority is to maintain the village of Shingle Street. At the Deben the critical decision is to whether to continue the protection at the mouth of the estuary. It is envisaged that these defences will be maintained. Any effect on the habitats in the in the estuary would need to be managed and this may mean recreation of the habitats elsewhere within the estuary. The defences of North Felixstowe would be maintained.
- 3.121 Policy Development Zone 7 – At Felixstowe the importance is in protecting the resident population and the port. The plan is to maintain these essential components. The only significant change in policy is at Landguard Fort, where the policy changes to one of hold the line. This is to ensure the protection of the Southern part of the town and the Port.⁴

Sustainable Design

Low carbon buildings

- 3.122 The National Planning Policy Framework (NPPF) requires local planning authorities to support the move to a low carbon future and, when setting any local requirements for a building's sustainability, to do so in a way consistent with the Government's zero carbon buildings policy and adopted, nationally described, standards. Policies should be designed to

maximise renewable and low carbon energy generation whilst addressing any adverse impacts satisfactorily, including cumulative landscape and visual impacts.

Water efficiency and SUDS

3.123 Through the Housing Standards Review the Government has introduced powers for planning authorities to require 'optional' standards for water efficiency. The East Anglian area is identified as an area of 'severe water stress' and lowering water demand is identified as one of a range of measures to balance supply and demand in the Anglian Water Resources Management Plan 2015. The optional standard requires development to meet water efficiency standards of 110 litres/person/day (compared to Building Regulations requirements of 125 litres/person/day). This is set out in Part G of the Building Regulations.⁵⁷

Future considerations

- Impact of US withdrawal from the Paris Agreement
- Uptake of new technologies
- Frequency of extreme weather events
- East Anglia is one of the fastest eroding coastlines in Europe
- Coastal properties may become damaged or destroyed by coastal erosion.
- Deterioration of the wildlife in estuaries and rivers
- Changes in leisure activities affecting the coasts and estuaries
- Impact of increased tourism

Likely Evolution of the Baseline without the Local Plan

- Lack of take up of renewable technologies without appropriate infrastructure and support.
- Increasing development may heighten flood risk if not appropriately managed.
- Potential for a greater number of properties to be at risk of flooding
- Babergh District, Suffolk Coastal District and Ipswich Borough Councils are developing a strategy to ensure that pressure from increased recreation on European sites can be avoided and mitigated for. This relates to development proposed in the current plan periods and is required to ensure that the Local Planning Authorities meet their duties under the Conservation of Habitats and Species Regulations 2010, commonly known as the 'Habitats Regulations'.

Key data sources

- Shoreline Management Plans 7 and 8.
- Essex and Suffolk Shoreline Management plan 2.
- The Deben estuary plan.
- Alde-Ore Estuary partnership.
- The Blyth Estuary Strategy.
- The Stour and Orwell Scheme of Management.
- Suffolk Coastal and Waveney strategic flood risk Assessment
- Suffolk Observatory

⁵⁷ [Building Regulations - HM Government](#)

- Environment Agency data on flooding
- Suffolk Flood Risk Management Strategy
- Suffolk County Council Flood and Water Team.

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Climatic Change, Flooding and the Coast and Estuaries	The need to ensure that the built environment adapts to the impact of climate change and extreme weather events	<p>The need to increase renewable energy provision.</p> <p>The need to ensure an appropriate response to sea level rise and coastal erosion.</p> <p>The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change.</p>
	The need to address pluvial, fluvial and coastal flood risk	<p>Low lying areas at risk of flooding from drainage, rivers and coastal waters.</p> <p>Eroding coastline.</p>
	The need to manage pressure on protected sites	<p>Large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.</p> <p>Eroding coastline and coastal change management.</p>

Biodiversity

Accessible greenspace

3.124 The Haven Gateway Green Infrastructure Strategy for the Ipswich Policy Area (now re-named the Ipswich Strategic Planning Area) provides a list of existing and proposed accessible natural greenspace over 2ha in the wider IPA. The table below represents the planned strategic accessible greenspace for the IPA. These projects are aimed at reducing the pressure on the relevant estuaries by providing spaces for recreational use.

Borough/ District	Name of Site	Size	Type of greenspace	Ecological value/ Sensitivities
Ipswich/ Suffolk Coastal	Orwell Country Park	Extension of 25 ha	Variety of habitats such as woodlands and grasslands	Adjacent to Stour and Orwell Estuaries Special Protection Area (SPA). Potential issues of recreational pressure (e.g. dogs off leads) on internationally important assemblages of wintering and breeding birds.
Ipswich	Ipswich Garden Suburb Country Park	Minimum 24.5ha	Planned provision of Country Park as part of Ipswich Garden Suburb development, plus a further 40ha of public open space	No designations. The Country Park is required as part of the mitigation of potential impacts of increased recreational pressure on the Stour and Orwell Estuaries SPA resulting from housing growth. It is therefore anticipated that it will have a positive effect upon the SPA.
Suffolk Coastal	Adastral Park Open Space (now re- named Brightwell Lakes)	36ha	Total open space of 54ha, incorporating 36ha of high quality provision providing a similar role to a Country Park	Close to Deben Estuary SPA. The open space is provided as part of mitigation against potential impacts of increased recreational pressure on the Deben Estuary SPA resulting from housing growth.

Table 19: Planned Strategic Accessible Natural Greenspace in the IPA (Haven Gateway Green Infrastructure Strategy for the IPA. 2015)⁵⁸

Sites of Special Scientific Interest

3.125 Figure 31 displays the number of Sites of Special Scientific Interest (SSSI) within the Ipswich HMA. There are 45 SSSIs in Suffolk Coastal as of 2013, which is far more than in the neighbouring authorities, 7 in Babergh, 22 in Mid Suffolk, 3 in Ipswich. It is useful to note that the majority of the SSSIs in Suffolk Coastal are located in coastal areas.

3.126 Within Suffolk there are 149 SSSIs which cover 8% of the county, this equates to 31,326ha. The most important SSSIs are nationally designated and become National Nature Reserves (NNRs). SSSIs and NNRs are designated by Natural England. Local Nature Reserves (LNR) are

⁵⁸ [Haven Gateway Green Infrastructure Strategy for the IPA - Accessible Natural Greenspace](#)

places of local interest, and represent important wildlife or geological features. There are 36 LNR's within Suffolk covering an area of 462ha⁵⁹.

- 3.127 It is apparent from figure 31. That Suffolk Coastal has a large number of SSSI and NNR designations when compared to the other authorities in the Housing Market Area. There are more LNRs located in the other districts than in Suffolk Coastal. Although this is most likely due to the fact that most of the designations within Suffolk Coastal are nationally important and so supersede the local designation.

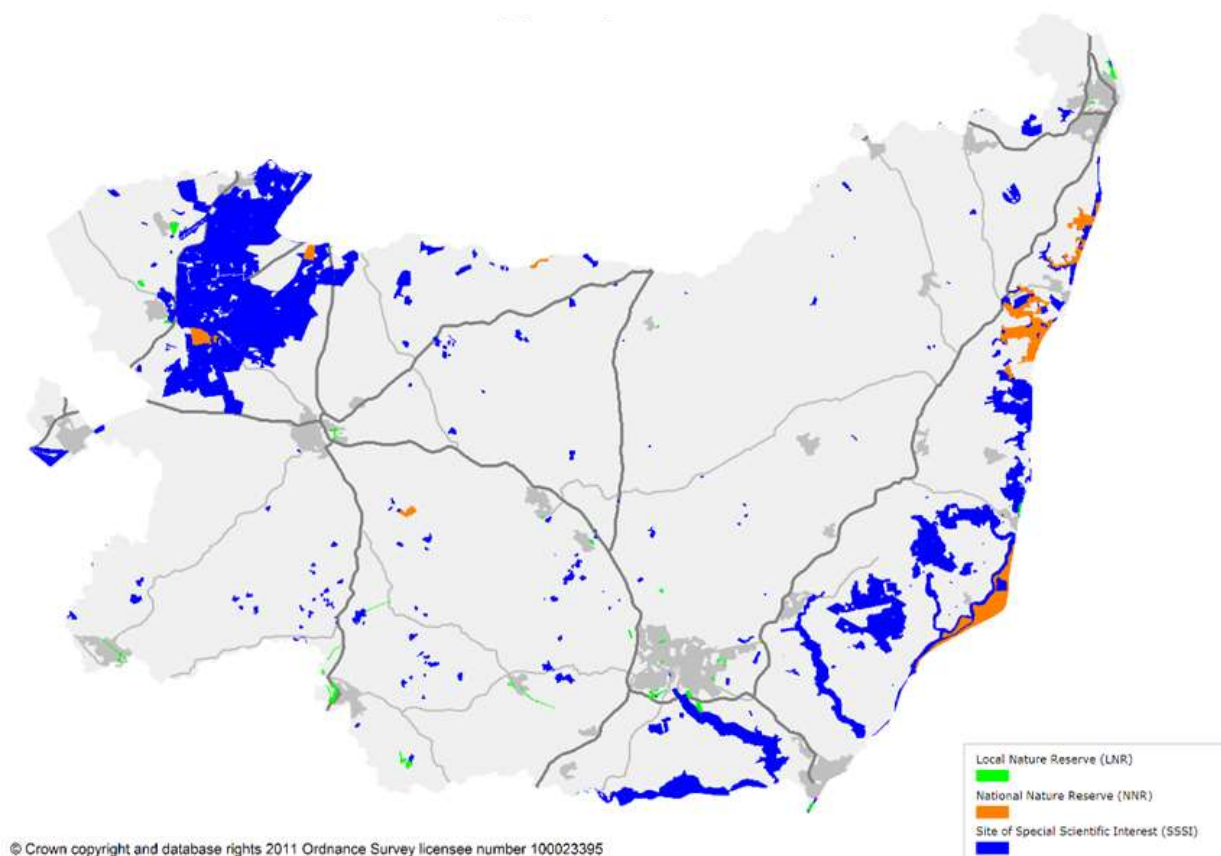


Figure 31: SSSIs, National Nature Reserves, and Local Nature Reserves (Suffolk Biodiversity Information Service, 2017)⁶⁰

County Wildlife Sites

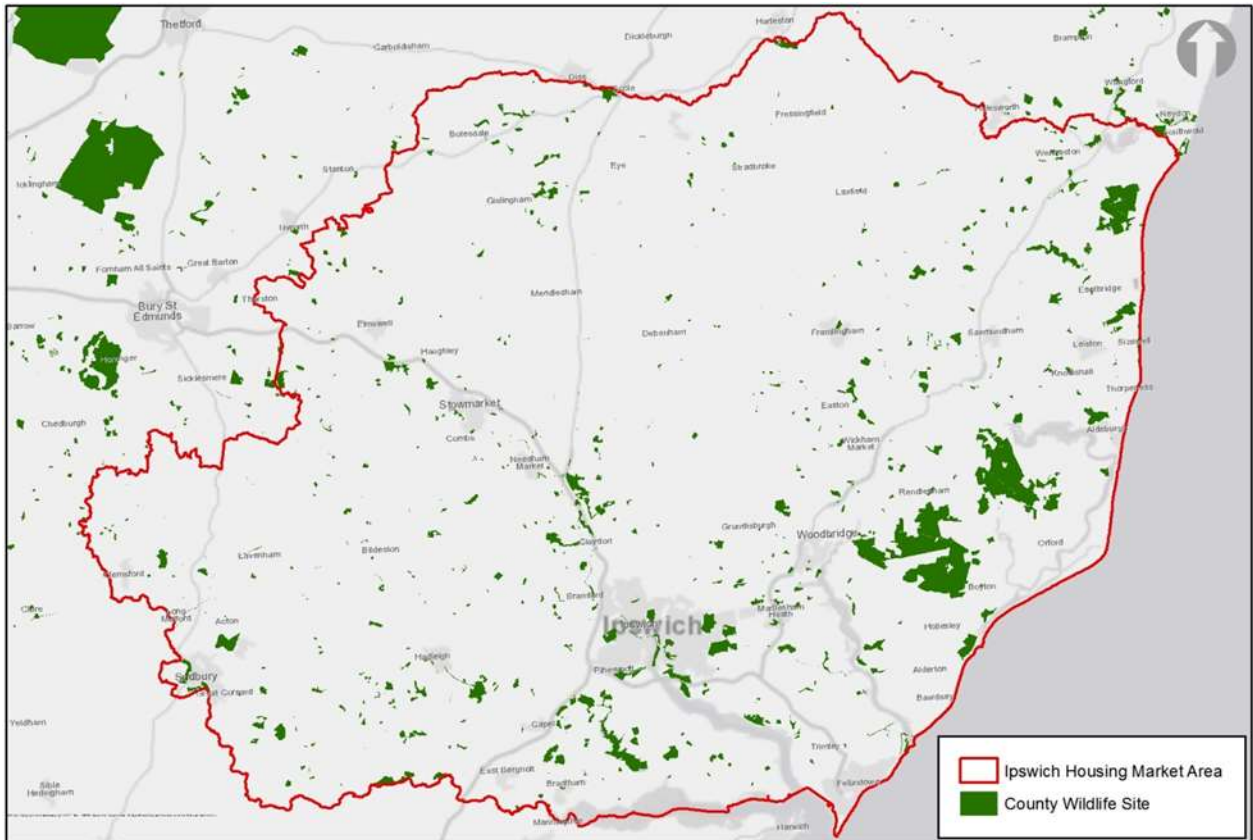
- 3.128 Figure 32 shows the spread of County Wildlife Sites (CWS) across the Ipswich HMA. The non-statutory CWS designation recognises the high value of sites with regard to wildlife and often, because they support characteristic, or threatened species and or habitats, included in local or national Biodiversity Action Plans (BAP). There are 925 CWS in Suffolk covering 5% of the county, which is approximately 19,683ha⁶¹.

- 3.129 Figure 32 Shows Suffolk Coastal has the largest area of CWS throughout the Housing Market Area.

⁵⁹ [Suffolk Biodiversity Information Service - SSSIs, NNR, LNR](#)

⁶⁰ [Suffolk Biodiversity Information Service - SSSIs, NNR, LNR](#)

⁶¹ [Suffolk Biodiversity Information Service - CWS](#)



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Figure 32: CWS across the Ipswich HMA

European Designations

3.130 Figure 33 displays the Special Areas of Conservation (SAC), Special Protection Areas (SPA), and RAMSAR sites throughout Suffolk, which are designated through European legislation. It is clear from the map below that Suffolk Coastal contains a large area of these important designations. It is also apparent that the inland districts of Babergh and Mid Suffolk have far smaller areas of these designations than Suffolk Coastal.

3.131 Special Protection Areas cover over 7% of Suffolk, 27,404ha. Special Areas of Conservation cover 6,385ha, approximately 1% of the county. RAMSAR sites are International designations that recognise significant wetland habitats. There are 6 RAMSAR sites within Suffolk, 4 of these are located within Suffolk Coastal⁶²:

- Alde-Ore Estuary
- Deben Estuary
- Minsmere-Walberswick
- Stour and Orwell Estuaries.

⁶² [Suffolk Biodiversity Information Service - RAMSAR, SPA, SAC](#)

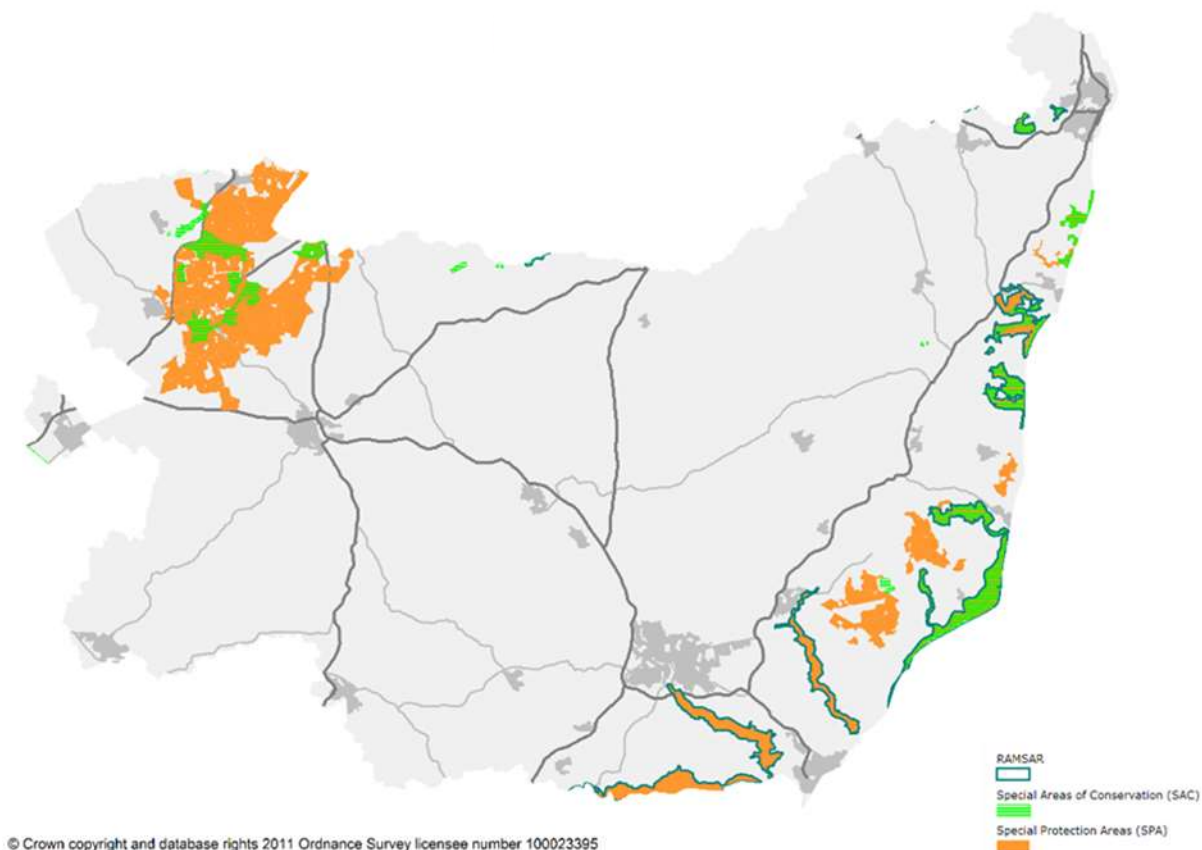


Figure 33: SPA, SAC, RAMSAR (Suffolk Biodiversity Information Service. 2017)⁶³

3.132 Table 20 below shows the sizes of the Special Areas of Conservation within Suffolk Coastal, which totals 3,936ha. The Alde-Ore and Butley Estuaries special area of conservation is the largest in Suffolk Coastal, totalling 1,561ha, followed by the Minsmere to Walberswick Heaths and Marshes (1,364ha). All of the Special Areas of Conservation in Suffolk Coastal, except the relatively small Dew’s Pond and Staverton Park and Thicks, are located along the district coastline.

Special Area of Conservation Area	Size of Special Areas of Conservation (ha)
Minsmere to Walberswick Heaths and Marshes	1,388
Alde-Ore and Butley Estuaries	1,561
Orfordness-Shingle Street	901
Staverton Park and The Thicks	79
Dew’s Pond	7
Total	3,936

Table 20: Size of Special Areas of Conservation Areas in Suffolk Coastal (GGP. 2017).⁶⁴

Future considerations

- Threat to existing biodiversity designations
- Biodiversity net gain

⁶³ [Suffolk Biodiversity Information Service - SPA, SAC, RAMSAR](#)

⁶⁴ GGP Layers (District boundary, local plan – conservation areas, special areas of conservation, no base map)

- Opportunities for recreation

Likely Evolution of the Baseline without the Local Plan

- Babergh District, Suffolk Coastal District and Ipswich Borough Councils are developing a strategy to ensure that pressure from increased recreation on European sites can be avoided and mitigated for. This relates to development proposed in the current plan periods and is required to ensure that the Local Planning Authorities meet their duties under the Conservation of Habitats and Species Regulations 2010, commonly known as the ‘Habitats Regulations’.
- Threat to existing biodiversity designations

Key data sources

- Suffolk Biodiversity information Service.
- The Council’s GIS system, GGP.
- Haven Gateway Green Infrastructure Strategy.

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Biodiversity	The need to conserve and enhance biodiversity (including sites designated for the their nature conservation value)	Numerous protected sites across the district. Need to extend and enhance the green infrastructure network across the whole Ipswich HMA.
	The need to halt biodiversity net loss	High biodiversity value.

Cultural Heritage

Historic Environment

3.133 The table below contains the designated heritage assets recorded within the Ipswich HMA. The data is gathered from Historic England. It shows that Suffolk Coastal, Babergh, and Mid Suffolk have similar numbers of listed buildings and an even distribution throughout the grades. Ipswich on the other hand has far fewer listed buildings and heritage assets at risk due to its comparatively small size.

3.134 It is no surprise that Mid Suffolk has the most designated heritage assets, having the largest surface area of the Ipswich HMA regions. The bulk of the heritage assets are from listed buildings. Suffolk Coastal has the smallest number of total heritage assets of the rural districts. However, it has the highest number of Scheduled Monuments and Certificates of Immunity. There are 20 heritage assets that are at risk in Suffolk Coastal. In addition there are 8 in Babergh, 11 in Mid Suffolk, and none in Ipswich.⁶⁵

	Suffolk Coastal		Babergh		Mid Suffolk		Ipswich	
Grade I	61	2.7%	87	2.9%	87	2.5%	11	2.4%
Grade II*	163	7.2%	189	6.3%	188	5.5%	29	6.3%
Grade II	2,055	90.2%	2,711	90.8%	3,172	92%	417	91.2%
Total	2,279		2,987		3,447		457	
Scheduled Monuments	117		34		39		8	
Certificate of Immunity	1		1		0		0	
Total	2,397		3,022		3,486		465	

Table 21: Designated heritage assets (Historic England, 2018)⁶⁶ Note: Percentage figures may not total 100 due to rounding.

3.135 Non-designated heritage assets are not part of the national list of historically or architecturally significant buildings. However, they are considered to be of local interest and are worthy of preservation. These buildings are not protected in the way that nationally listed buildings are. However, identification as a non-designated heritage asset is a planning consideration when deciding planning applications. The Council's aim is to preserve the unique character of these buildings within the district. Following public consultation the Council adopted criteria for the identification of non-designated heritage assets in October 2015. The criteria are technical guidance in support of the Council's Core Strategy Policy SP15 (Landscape and Townscape) adopted 2013. The criteria are for the identification of buildings (or structures) only; and for use by the Council as local planning authority. They provide a clear reference to understand how significance is identified in respect of buildings of local interest that may be non-designated heritage assets. Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 12: Conserving and enhancing the historic environment.

⁶⁵ [Heritage at risk register - Historic England](#)

⁶⁶ [Historic England - Heritage List](#)

Conservation Areas

3.136 There are 35 conservation areas in Suffolk Coastal, 24 in Babergh, 31 in Mid Suffolk, and 15 in Ipswich. This again represents the significant natural and historic wildlife and character of Suffolk Coastal.

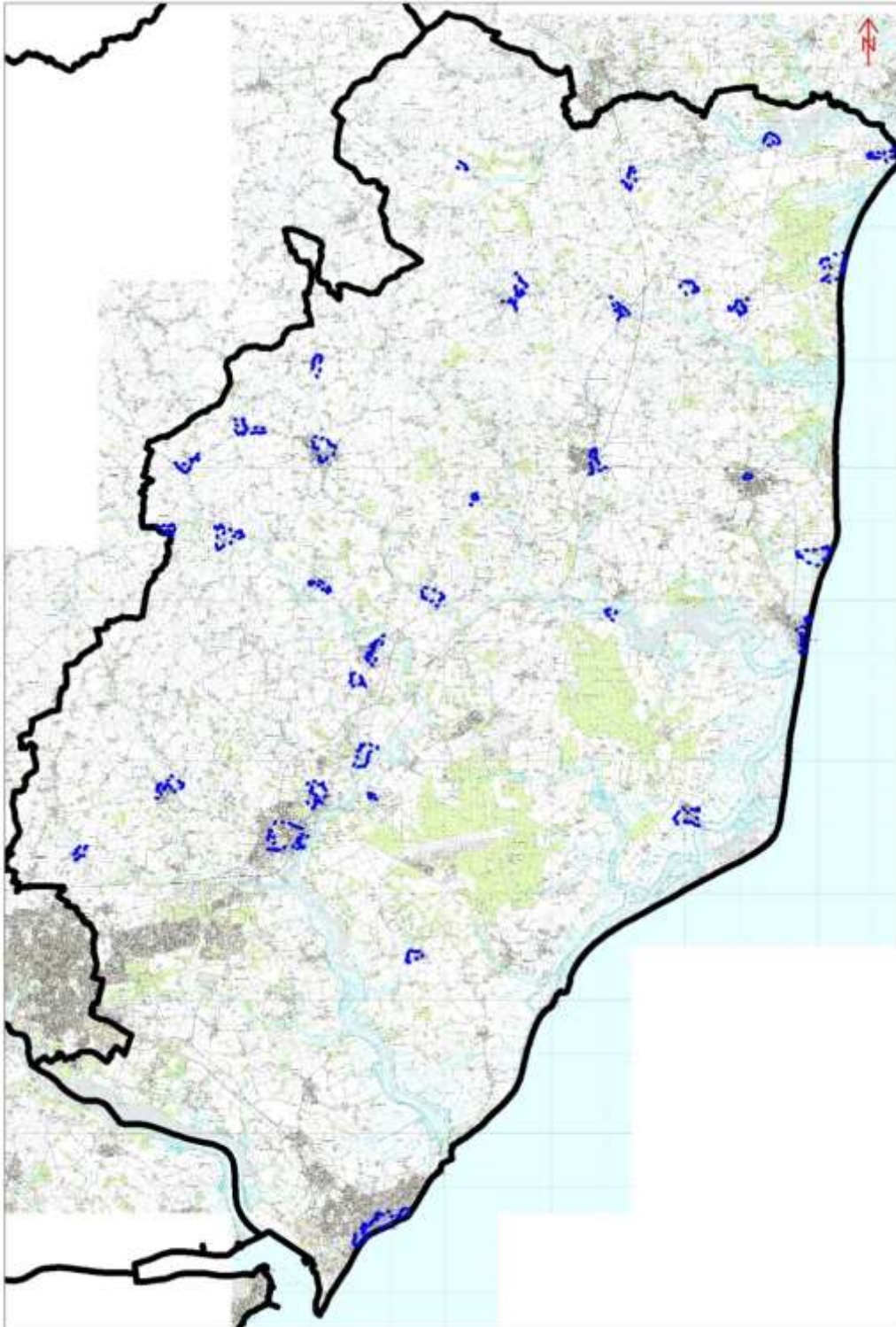


Figure 34: Conservation Areas in Suffolk Coastal (GGP, 2018)

Archaeology

3.137 Table 22 below displays the total number of archaeological finds recorded in each of the coastal regions of the district. As can be seen the greatest number of artefacts found are from the ‘post medieval and modern’ period across all the areas, which is to be expected as it is the most recent time period. There is a trend in the data showing that the further south you are, the greater number of artefacts you are likely to find. However, ‘Deben and the surrounding coast’ is an exception to this trend. This is possibly more a reflection of the amount of development that has taken place in these areas. Hence, developments give rise to archaeological findings. Furthermore, the table below doesn’t split the findings into rarities. This would show which areas are of greater archaeological importance.

	Blyth Area	Dunwich Area	Alde and Ore Area	Deben and surrounding coast	Orwell and Stour Area
Palaeolithic and Mesolithic	3	3	5	11	18
Neolithic, Bronze Age and Prehistoric	4	62	0	228	260
Iron Age	0	1	20	48	28
Roman	10	11	64	132	131
Saxon	9	4	31	80	59
Medieval	35	63	140	206	165
Post Medieval and Modern	97	158	482	346	271
Undated	41	54	316	321	330
Total	199	356	1,058	1,372	1,262

Table 22: Archaeological artefacts along the Suffolk Coastal coast, Archaeological Service Report (Suffolk County Council. 2007)⁶⁷

Future considerations

- A future concern would be the number of heritage assets at risk, which may rise if we do not address the issue
- Loss of significant and important natural and biodiversity landscapes
- Deterioration of historically important buildings
- Increase in identified non-designated heritage assets

Likely Evolution of the Baseline without the Local Plan

- Most designated heritage assets would be protected without the Local Plan (since works to them invariably require consent)
- Inappropriate development may harm the setting of such assets

Key data sources

- Suffolk County Council Archaeology
- Building at Risk Register

⁶⁷ [Archaeological Service Report - Suffolk County Council](#)

- DCMS- Scheduled Monuments and Nationally Important but Non-scheduled Monuments.

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Cultural Heritage	Maintaining and enhancing designated and non-designated heritage and cultural assets	High number of heritage assets.

Landscape

Landscape

3.138 Within the Ipswich HMA there are 17 historic parks and gardens. These are split between the districts as follows:

- Suffolk Coastal: 7
- Babergh: 5
- Mid Suffolk: 2
- Ipswich: 3

3.139 These parks and gardens are designated heritage assets, and as such are to be protected appropriately. Drawing attention to these sites will increase awareness of the value they have to our natural environment and encourage people to treat these places with the care they deserve. Suffolk Coastal has the most historic parks and gardens of the Ipswich HMA; this demonstrates the district's importance in terms of cultural heritage and historically important landscapes.⁶⁸

Area of Outstanding Natural Beauty (AONB)

3.140 The Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the Special Landscape Areas, and the Heritage Coast are detailed in the graphic below, and cover the district of Suffolk Coastal. The AONB comprises shingle beaches, heathland, forest, estuaries, and iconic coastal towns. It covers approximately 403 square kilometres that stretch 60 kilometres along the Suffolk coast, from the Stour in the South to Kessingland in the North.

3.141 The Special Landscape Areas shown in figure 34 represent non-statutory conservation areas which are, legally or as a matter of policy, protected from development. The Heritage Coast has been defined by Suffolk Coastal District Council and Natural England with the intention of protecting, conserving and enhancing the stretch of coast from Felixstowe to Walberswick.

⁶⁸ [Historic parks and gardens - Historic England](#)

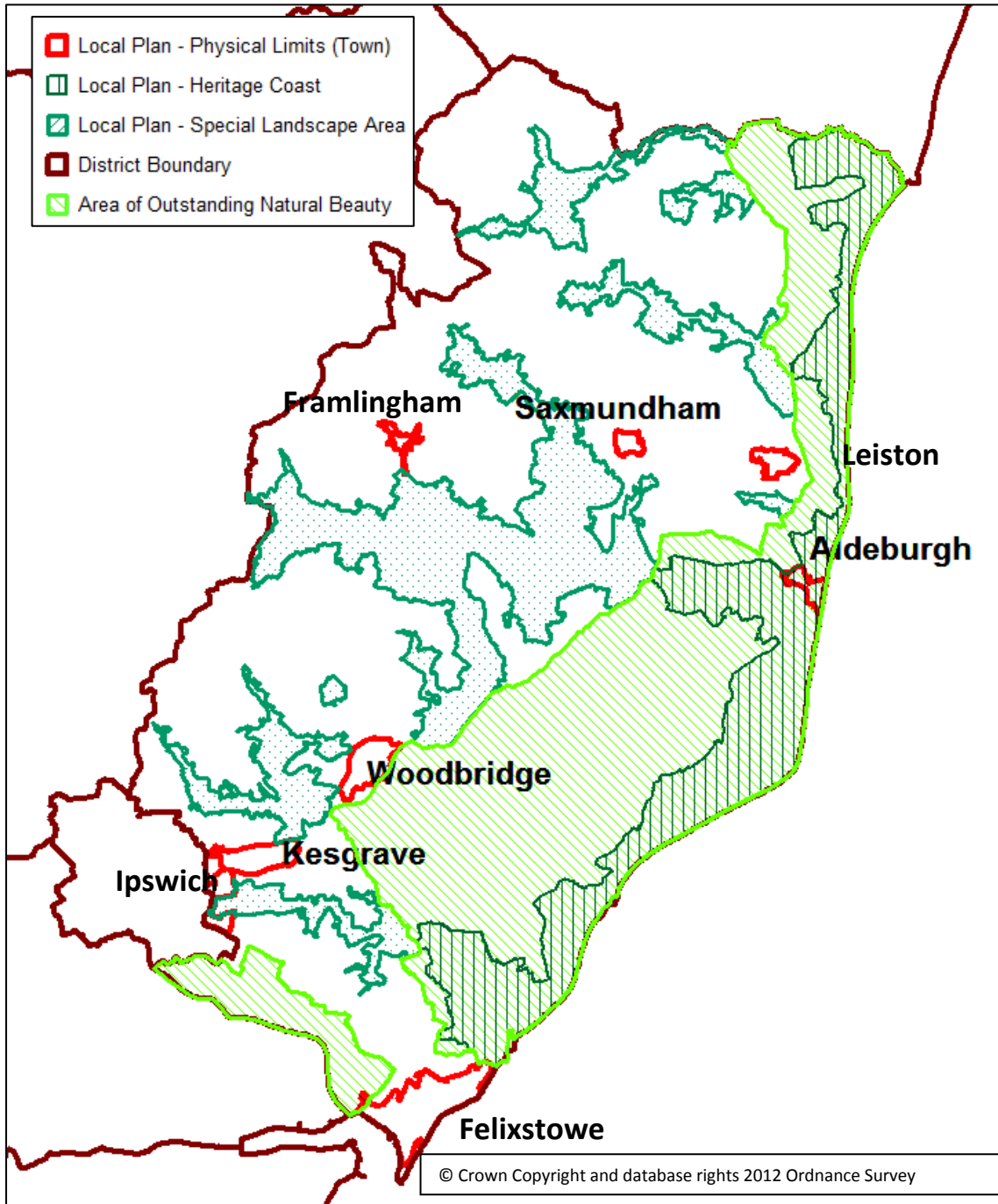


Figure 35: Heritage Coast, AONB and SLA boundary (GPP, 2017)

Future considerations

- Landscape Character Assessment and Settlement Fringe Sensitivity Analysis
- Pressure from development on the AONB

Likely Evolution of the Baseline without the Local Plan

- Increased development pressure on sensitive sites and landscapes
- Inappropriately located development within the general landscape

Key data sources

- Natural England
- Suffolk Landscape Character Assessment 2008 and 2011 update
- National Character Assessment

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Landscape	The need to ensure the protection and enhancement of local distinctiveness and character	Managing development while protecting significant areas of environmental protection. Delivering high quality design that respects local character.
	The need to manage pressure from new development on the AONB	Significant areas of AONB across the district.

Economic Baseline

Economy

Business counts

3.142 Table 23 shows data for the size of UK businesses across the Ipswich HMA and the East of England. The rural districts of Suffolk Coastal, Babergh, and Mid Suffolk follow the trends of the East of England, whereas the data for Ipswich Borough Council differs as it encompasses the urban area of Ipswich which displays different characteristics when compared to the rural districts.

3.143 The most notable alteration between the data for Ipswich and the rural districts is the percentage of 'local units' that are micro (78%), small (17.2%), medium (4.2%), and large (0.6%) sizes. Suffolk Coastal accurately follows the East of England trend in respect to Local Units whereas the urban area of Ipswich shows different characteristics. The larger settlements in the county attract most of the larger businesses and other related supporting businesses, and where there is enough available land to be developed for the larger businesses.

	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	East of England (%)
Enterprises					
Micro (0-9)	88.7	89.8	90.2	86.0	89.7
Small (10-49)	9.8	8.5	8.3	11.0	8.5
Medium (50-249)	1.2	1.5	1.3	2.3	1.5
Large (250+)	0.3	0.2	0.3	0.8	0.4
Local Units					
Micro (0-9)	84.7	85.7	86.9	78.0	85.1
Small (10-49)	13.0	12.3	11.0	17.2	12.1
Medium (50-249)	2.1	1.8	1.9	4.2	2.5
Large (250+)	0.2	0.2	0.3	0.6	0.3

Table 23: UK Business Counts (NOMIS, 2016)⁶⁹

Business age

3.144 Figure 36 below displays the number of businesses in each age range for the authorities which make up the Ipswich HMA. The trend towards a higher number of older, more established businesses is in line with that of the East of England and England.

3.145 Suffolk Coastal has the highest number of businesses in each category which shows that enterprises can sustain activity within the district across a significant period of time. Ipswich has the second highest (575) and joint highest (470) number of businesses in the 'less than 2 years old', and '2-3 years old' age ranges. This is a significant outcome considering Ipswich has the smallest number of businesses overall compared to the other authorities. Furthermore, at the '4-9 years old' and '10 or more years old' Ipswich has fallen to the

⁶⁹ [Labour Market Profile - Nomis - Official Labour Market Statistics](#)

lowest number of businesses, 890 and 1,380 respectively. This suggests there is a higher business turnover in Ipswich than in the other districts.

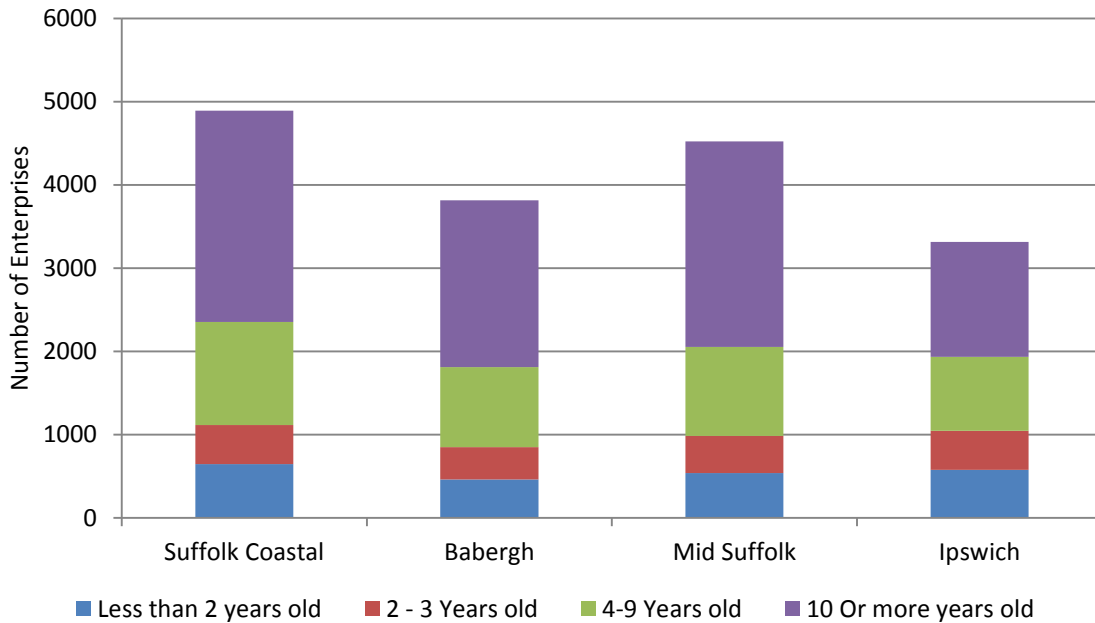


Figure 36 Business Age, 2013 (NESS, 2013)⁷⁰

3.146 Figure 37 below shows the number of active businesses across the Ipswich HMA from 2004 through to 2015. Suffolk Coastal has a noticeably higher number of active businesses than Babergh, Mid Suffolk, and Ipswich throughout the data period.

3.147 The data shows a consistent trend across all the authorities. This trend being the drop in active number of businesses from approximately 2008 through to 2013, which is a likely consequence of the 2007/08 global recession. However, after the recession there is a noticeable pickup in the data which demonstrates the promising signs of business growth.

⁷⁰ [Business age data](#)

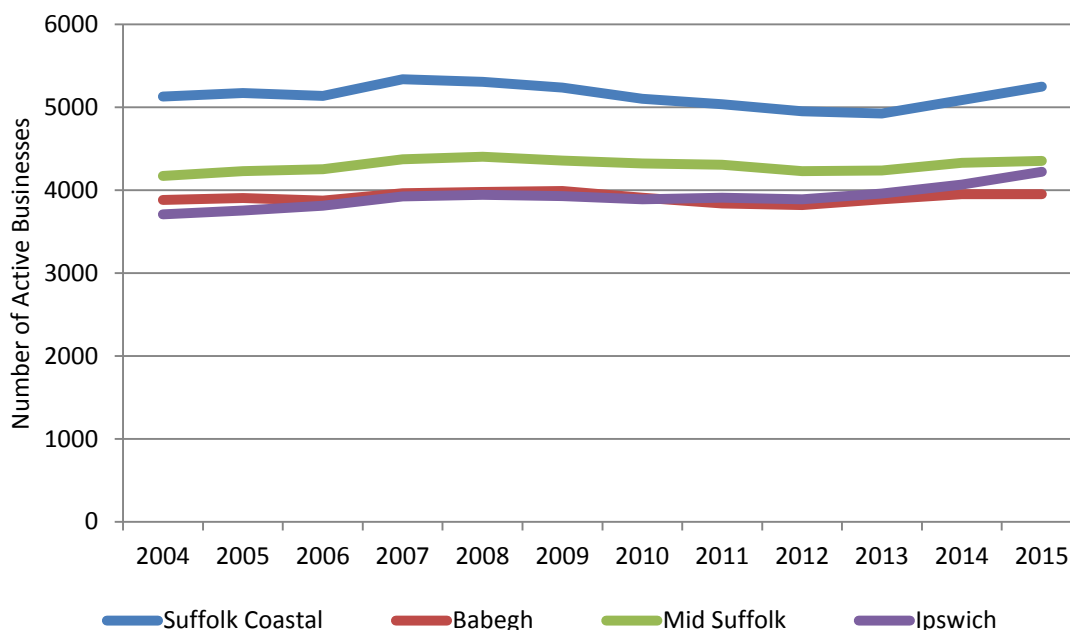


Figure 37: Number of active businesses (Suffolk Observatory. 2015)⁷¹

Business Formation Rates

3.148 Table 24 below displays the business formation rates from 2011 to 2014. Suffolk Coastal maintains a consistent rise in business formation rates from 8.6% to 11% between 2011 and 2014. Babergh, Mid Suffolk and Ipswich all experience an overall rise in the business formation rate however they are not as consistent as Suffolk Coastal. Of the rural Ipswich HMA districts Suffolk Coastal (11%) has the highest rate in 2014, which is also higher than the Suffolk average.

	Business Formation Rate 2011 (%)	Business Formation Rate 2012 (%)	Business Formation Rate 2013 (%)	Business Formation Rate 2014 (%)
Suffolk Coastal	8.6	8.7	10.1	11
Babergh	8.6	8.4	10.9	10.6
Mid Suffolk	8.7	7.8	10.5	9.1
Ipswich	10.9	11.1	13.6	12.8
Suffolk	9.2	8.9	11.4	10.7

Table 24: Business formation rates 2011-2014 (Suffolk Observatory. 2014)⁷²

Employment

3.149 Overall the number of employee jobs in the Ipswich HMA has increased by 5.8% between 2009 and 2015. These figures compare to an increase of 7.8% for the region, and 7.1% nationally over the same time period. At the LPA level Suffolk Coastal recorded an increase of 6.5%, Babergh (6.9%), Mid Suffolk (6.3%), and Ipswich (4.5%). As can be seen for all

⁷¹ [Home | Profiles | Area Profile - InstantAtlas™ Server](#)

⁷² [Suffolk Observatory - Business Formation Rate](#)

districts of the Ipswich HMA the growth in employee jobs between 2009 and 2015 has been lower than the regional and national averages.⁷³

- 3.150 Table 25 portrays the employment and unemployment figures for the different districts that make up the Ipswich HMA and compares them to the regional and national averages. The data shows a clear divide between the predominately rural districts and the urban borough of Ipswich. This can be seen in the unemployment figure. The rural districts all have a lower unemployment percentage than the regional (3.7%) and national averages (5.1%). However, Ipswich (4.7%) has an unemployment figure that is higher than the regional figure but just under the national average. This is surprising given the relative youth of the Ipswich population in comparison with the more rural districts.
- 3.151 Another figure that indicates the economic divide between the rural districts and Ipswich is the self employed figure. Suffolk Coastal (14.6%), Babergh (13.8%), and Mid Suffolk (11.5%) all have a higher percentage of the population that are self employed than the regional (10.7%) and national (10.6%) averages. Whereas the figure for Ipswich (7.7%) is lower than both the regional and national figures. It is important to note that self employment figures are very changeable and should be understood with that in mind.
- 3.152 Across the Ipswich HMA the figures for males ‘in employment’ across the rural districts are higher than that for Ipswich. This contrasts with the figures for females, which are the opposite. The rural districts have lower ‘in employment’ figures than Ipswich.

	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	East of England (%)	Great Britain (%)
All People						
Economically Active	80.1	76.0	76.9	78.9	80.1	78.1
In employment	77.2	73.4	75.0	73.8	77.1	74.0
Employees	61.7	59.6	63.0	65.8	66.1	63.1
Self employed	14.6	13.8	11.5	7.7	10.7	10.6
Unemployed	2.7	3.2	3.2	4.7	3.7	5.1
Males						
Economically Active	85.2	77.6	81.9	76.2	85.8	83.5
In employment	81.7	74.2	79.1	73.3	82.5	79.2
Employees	65.9	57.0	62.0	63.0	68.1	64.5
Self employed	14.9	17.2	16.0	10.3	14.3	14.3
Unemployed					3.7	5.1
Females						
Economically Active	75.2	74.4	72.0	81.6	74.6	72.7
In employment	72.8	72.6	71.0	74.3	71.7	69.0
Employees	57.4	62.2	63.9	68.6	64.2	61.6
Self employed	14.3				7.1	6.9
Unemployed					3.8	5.1

Table 25: Employment and Unemployment July 2015-June 2016 (NOMIS. 2016)⁷⁴

⁷³ [Employee jobs growth – Ipswich HMA SHMA](#)

Out of work benefits

3.153 The table below displays the out-of-work benefits as a percentage of the population in 2016. It is clear from the table that Ipswich has a higher dependence upon benefits than the other districts as well as the East of England, and England. Whereas Suffolk Coastal, Babergh, and Mid Suffolk all have lower out-of-work benefit claimants than Ipswich, the East of England and England. This relates to the above section on unemployment, as to reduce the dependence on out-of-work benefits quality jobs must be available.

	Suffolk Coastal (%)	Babergh (%)	Mid Suffolk (%)	Ipswich (%)	East of England (%)	Great Britain (%)
Total claimants	7.7	7.7	6.7	12.7	9.3	11.5
JSA	0.4	0.7	0.6	1.6	0.9	1.3
ESA and Incapacity benefits	4.2	4	3.4	6.7	4.8	6.2
Lone parents	0.6	0.7	0.5	1.2	0.9	1
Carers	1.4	1.3	1.2	1.8	1.4	1.7
Others on income related benefits	0.2	0.1	0.1	0.2	0.2	0.2
Disabled	0.7	0.8	0.7	0.9	0.8	0.9
Bereaved	0.2	0.2	0.2	0.2	0.2	0.2
Main out-of-work benefits	5.3	5.4	4.6	9.8	6.9	8.7

Table 26: Out-of-work benefits 2016 (NOMIS, 2016)⁷⁵

Employee Jobs by Industry

3.154 Figure 38 depicts the employment trends across Suffolk Coastal and compares them to the regional and national trends. The most notable sector of graph 1 is 'Transportation and Storage', which at 16.3% is almost four times that of the regional (4.6%) and national (4.7%) figures. This is largely a result of the Port in Felixstowe which is the largest container port in the country and a significant contributor to the both the local and national economy.

3.155 Another area that is more significant in Suffolk Coastal (8.2%) compared to the regional (3.9%) and national (4.2%) trends is the 'Information and Communication' sector. In addition, the 'Accommodation and food service activities' (9.2%) sector has a higher percentage of employee jobs than the East of England (6.5%) and Great Britain (7.2%). The presence of businesses such as BT and the all year round tourism industry are key contributors to these figures.

3.156 Industries such as 'Professional, scientific and technical' as well as 'Administrative and support service activities' and 'Human Health and Social Work Activities' all show a lower contribution to the Suffolk Coastal economy than compared to the regional and national averages. Although the percentage of these industries in Suffolk Coastal is lower than those

⁷⁴ [Labour Market Profile - Nomis - Official Labour Market Statistics](#)

⁷⁵ [Nomis - Out of Work Benefits](#)

of the region and nation, they still provide an important contribution to the economic activity in the area.

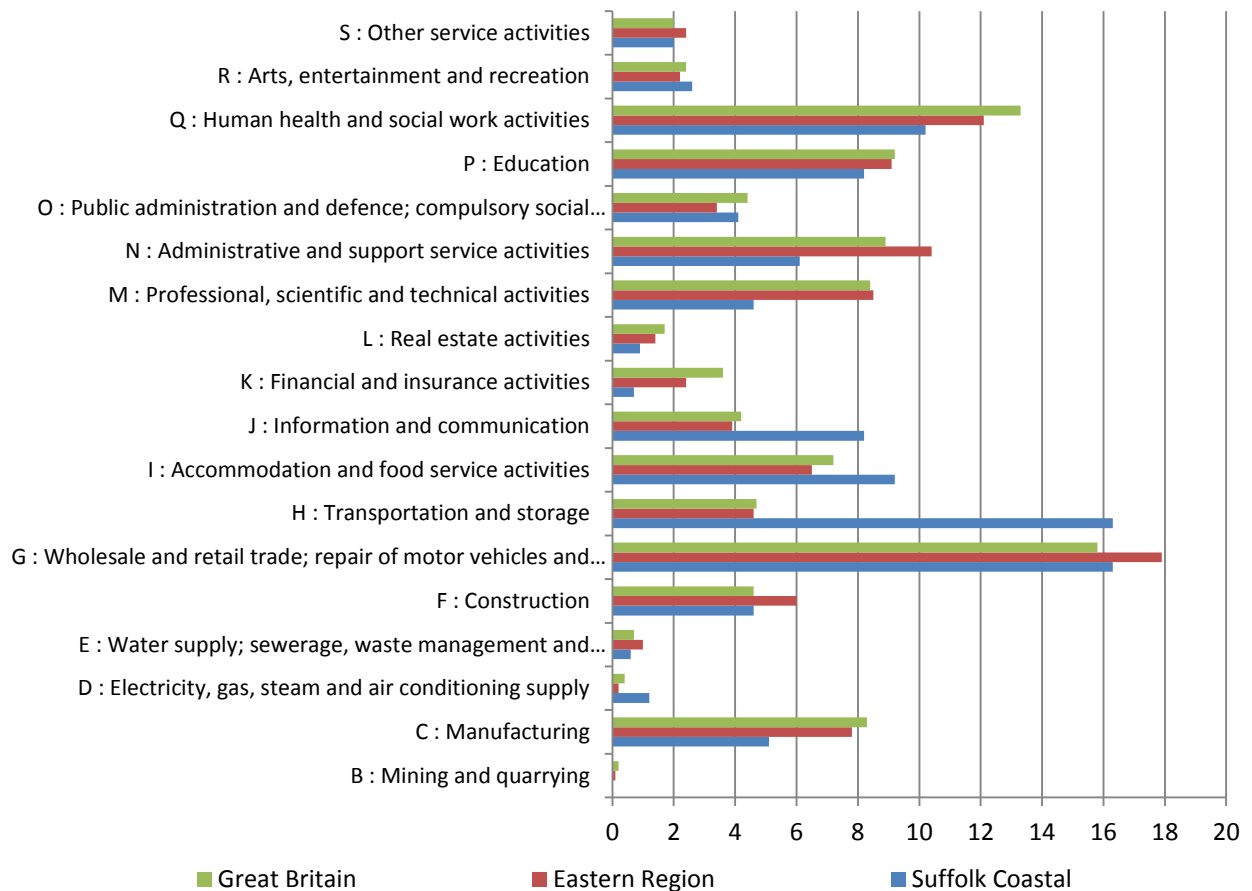


Figure 38: % Employee Jobs by Industry (NOMIS, 2015)⁷⁶

Earnings

3.157 Table 27 displays the earnings of full time male and female workers and shows that full time male workers are paid a significant amount more than full time female workers at all geographical levels. Gross weekly pay for male workers in Suffolk Coastal (£625.70) and Babergh (£630.30) is higher than the regional (£613.30) and national averages (£581.20), whereas the gross weekly pay for female workers is lower than both the regional and national averages across the whole Ipswich HMA, the highest paying area being Mid Suffolk (£465.70).

3.158 The table below also demonstrates the pay gap between male and female workers at an hourly rate. Full time female workers are paid less than male full time workers across the Ipswich HMA as well as at the regional and national levels. However, Suffolk Coastal (£15.46) has a higher hourly pay than the national (£14.25) and regional (£15.00) averages for men.

⁷⁶ [Labour Market Profile - Nomis - Official Labour Market Statistics](#)

Gross Weekly Pay	Suffolk Coastal (pounds)	Babergh (pounds)	Mid Suffolk (pounds)	Ipswich (pounds)	East of England (pounds)	Great Britain (pounds)
Full time workers	586.30	547.10	503.50	492.70	569.40	541.0
Male full-time workers	625.70	630.30	532.20	544.40	613.30	581.20
Female full-time workers	433.50	405.80	465.70	421.0	496.90	481.10
Hourly Pay – Excluding Overtime						
Full-time workers	14.70	13.65	12.78	11.90	14.30	13.66
Male full-time workers	15.46	14.50	12.90	13.07	15.00	14.25
Female full-time workers	11.61	10.84	11.47	10.93	13.12	12.84

Table 27: Earnings by residence (NOMIS. 2016)⁷⁷

Socio-Economic Classification of Occupations

3.159 Figure 39 below demonstrates the differences in occupational mix between the districts of the Ipswich HMA. It is apparent that Suffolk Coastal and Babergh are broadly similar in terms of socio-economic classification of occupations. They have the highest combined total percentage of the population in the Managers and Senior Officials and the Professional Occupations categories. Mid Suffolk shows a similar trend to that of Suffolk Coastal and Babergh with the exceptions of Professional Occupations, Associate Professionals and Technology Occupations and Sales and Customer Service Occupations. Ipswich has the highest percentages in Personal Service Occupations, Sales and Customer Service Occupations, Process Plant and Machine Operatives and Elementary Occupations but with the lowest proportion for Managers and Senior Officials and Administrative and Secretarial Occupations.

⁷⁷ [Nomis - Earnings by Residence](#)

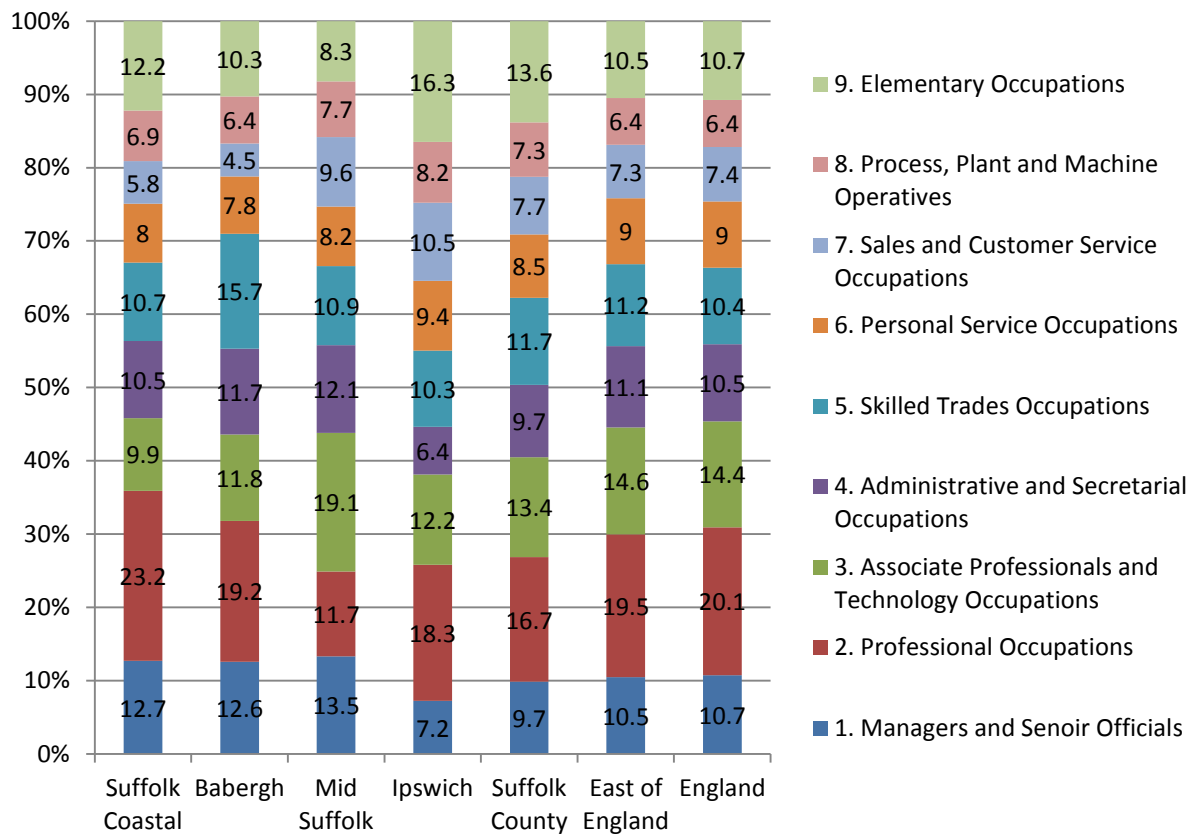


Figure 39: Socio-economic classification of occupation (Suffolk Observatory. 2016)

District and Town Centres

3.160 Ipswich is the largest town centre within the Ipswich HMA, but this is supplemented by a number of smaller town centres across the area. In Suffolk Coastal, the largest town centre is Felixstowe, followed by the market towns of Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge.

3.161 Each of these towns performs a valuable retail function with the provision of services and facilities for residents and businesses across the district. A key feature of each town is the individual identity and character of the town centre, which makes them attractive as tourist destinations as well as service centres, which play a vital role in serving the needs of the neighbouring rural communities.

3.162 The Council undertakes regular monitoring of the town centres across the district as defined by Local Plan policies. These boundaries as seen on the Policies Maps define the extent of the main town centre uses as defined in the National Planning Policy Framework (NPPF) and provide certainty to boost the vitality of each town centre. The town centre monitoring considers the number of units and their specific use, as well as the number of vacant units in each town centre. As the town centres vary in size, details of the multiple (national) retailers are also identified which shows the attractiveness of each centre to a range of enterprises.

Town Centre	Total number of units	Number of A1 units	Percentage of A1 units	Number of vacant units	Percentage of vacant units
Aldeburgh	79	47	60%	0	0%
Felixstowe	216	122	56.4%	12	5.5%
Framlingham	76	41	53.9%	4	5.2%
Leiston	77	41	53.2%	7	9%
Saxmundham	72	42	58.3%	8	11%
Woodbridge	181	116	64%	13	7.2%

Table 28: Town centre vitality (SCDC Retail Monitoring last undertaken in 2015)

- 3.163 The Council's own monitoring shows that A1 units proportionally provide the majority of units in each town centre. Woodbridge has the highest percentage of A1 units at 64% with the lowest level of A1 being seen in Leiston at 53.2%. Recent trends in respect of shopping habits are greatly influenced by the rise in internet shopping which over the short and longer term will have a noticeable impact on the uses found in each town centre. Town centres are becoming a destination with increases in eating and drinking establishments alongside leisure opportunities replacing the reduction in retail floor space across the country.
- 3.164 The proportion of vacant units across the District's town centres are all below the national averages which clearly demonstrates that the town centres provide appropriate provision to ensure they remain competitive and offer a range of suitable accommodation for modern day retailers. Felixstowe shows the highest proportion of national retailers and provides greater opportunity for larger units. The market towns of Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge provide small units and are constrained by the historic environment which leads to a lack of modern retail units. However these town centres are generally performing well despite a number of challenges.
- 3.165 The town centres across the district are performing well and demonstrate viability and a range of opportunities to serve the local needs but these areas may become under increasing pressure from a variety of other non retail uses.
- 3.166 Only four Suffolk Coastal centres feature in VenueScore rankings: Felixstowe, Woodbridge, Saxmundham, and Aldeburgh. Felixstowe is classified as a Major District Centre, both Woodbridge and Saxmundham as Minor District Centres and Aldeburgh as a Local Centre. Felixstowe has experienced a considerable improvement in its rankings between 2009 and 2016 with the centre sitting above Stowmarket, Woodbridge, Saxmundham and Aldeburgh. As expected Felixstowe sits below the larger centres of Ipswich, Colchester and Bury St Edmunds. The centres of Aldeburgh, Saxmundham and Woodbridge were not included in the 2009 rankings. These centres are currently ranked below Stowmarket and Felixstowe.

Tourism

- 3.167 Total spend in Suffolk Coastal in 2015 as the result of tourism was £298 million, making tourism a very important part of the local economy. The table below summarises the key data relating to the impact of tourism in Suffolk Coastal:

Economic Impact of Tourism Suffolk Coastal – 2015	
5.6	million trips were undertaken in the area
5.3	million day trips
0.4	million overnight visits
1.4	million nights in the area as a result of overnight trips
£237	million spent by tourists during their visit to the area
£20	million spent on average in the local economy each month.
£74	million generated by overnight visits
£168	million generated from irregular day trips.
£298	million spent in the local area as result of tourism, taking into account multiplier effects.
5,635	jobs supported, both for local residents from those living nearby.
4,465	tourism jobs directly supported
1,170	non-tourism related jobs supported linked to multiplier spend from tourism.

Table 29: Key results of Economic Impact Assessment 2015 (Economic Impact of Tourism, 2015 results, Destination Research)

Tourism jobs as a percentage of total employment

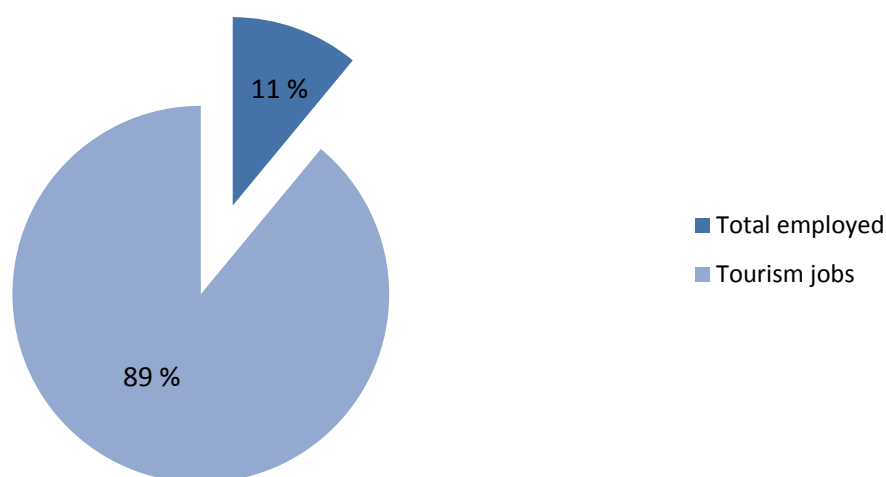


Figure 40: Tourism jobs as a percentage of total employment, 2015 (Economic Impact of Tourism, 2015 results, Destination Research)

3.168 An estimated 5,635 actual jobs are generated as a result of tourism spend in Suffolk Coastal. This equates to 11% of total employment in district.

Future considerations

- Growing number of active businesses, growing business formation rate
- Maintaining the vitality and viability of town and retail centres
- Impact of growth in tourism

Likely Evolution of the Baseline without the Local Plan

- Vitality and viability of town and retail centres could be depleted
- Without the allocation of employment land employment growth could be sporadic and unsustainable
- Infrastructure to support existing and future business could fail

Key data sources

- Council monitoring reports
- Suffolk Observatory
- NOMIS
- NeSS
- WYG Retail and Leisure Study 2017 (forthcoming)
- Economic Impact of Tourism, Destination Research

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Economy	The need to support and maintain a sustainable local economy	<p>Limited employment land availability with limited large business unit provision outside Felixstowe.</p> <p>Limited range of employment opportunities in rural areas.</p> <p>Promoting growth in key employment sectors.</p> <p>Competition for land from housing.</p>
	Enhancing town and service centres and their role	Changing nature of town and district centres.

Transport and Connectivity

3.169 People living in, working in, or visiting Suffolk rely upon transport networks in their day to day lives, whether for example, to get to work, to access healthcare, leisure and other services, to transport goods, or to visit friends and family. Transport infrastructure is vital to spatial planning and must serve rural and urban areas and diverse user groups.

3.170 The planning authorities in the Ipswich HMA work with partners on transport and travel matters. These partners include Suffolk County Council (Highways Authority), Highways England which are responsible for the trunk roads, and Network Rail, among others.

Travel to work

3.171 The table below displays the distances travelled to work by residents of the appropriate districts. Throughout the rural districts of the Ipswich HMA the most common distance travelled to work is '10km to 20km'. The majority of the rural district residents travel to work between 0km and 20km: Suffolk Coastal (63%), Babergh (57.5%), Mid Suffolk (54%), Ipswich (72.9%), and East of England (59.3%). As can be seen the rural districts follow the East of England figure. However, Ipswich has a far higher figure. This is to be expected and simply displays the differences between the county town and the surrounding towns and countryside.

Distance travelled to work	Suffolk Coastal		Babergh		Mid Suffolk		Ipswich		East of England
	count	%	count	%	count	%	count	%	%
All categories	58,882	100	42,632	100	48,942	100	65,756	100	100
Less than 2km	9,711	16.5	6,696	15.7	6,219	12.7	16,176	24.6	16.5
2km to less than 5km	8,326	14.1	4,722	11.1	4,085	8.3	18,455	28.1	15.4
5km to 10km	9,055	15.4	5,342	12.5	6,951	14.2	6,870	10.4	12.7
10km to 20km	10,046	17	7,760	18.2	9,198	18.8	6,413	9.8	14.7
20km to 30km	3,172	5.4	3,577	8.4	4,967	10.1	2,505	3.8	8.3
30km to 40km	1,526	2.6	1,286	3	2,170	4.4	1,472	2.2	4.5
40km to 60km	1,093	1.9	921	2.2	1,365	2.8	1,065	1.6	4.4
60km and over	2,756	4.7	2,557	6	2,220	4.5	2,890	4.4	3.7
Work mainly at or from home	8,527	14.5	5,968	14	7,484	15.3	4,734	7.2	10.9
Other	4,670	7.9	3,803	8.9	4,283	8.8	5,176	7.9	8.9

Table 30: Distance travelled to work (Census. 2011)⁷⁸

3.172 The figure below displays travel to work by mode data. The figure clearly shows the importance of car and van travel throughout the district. For this mode Ipswich has a slightly lower figure, which is to be expected from an urban area. This is compensated for by walking and bus use which, as can be seen from the graph, are higher in Ipswich than the other districts.

⁷⁸ [Census - Distance travelled to work](#)

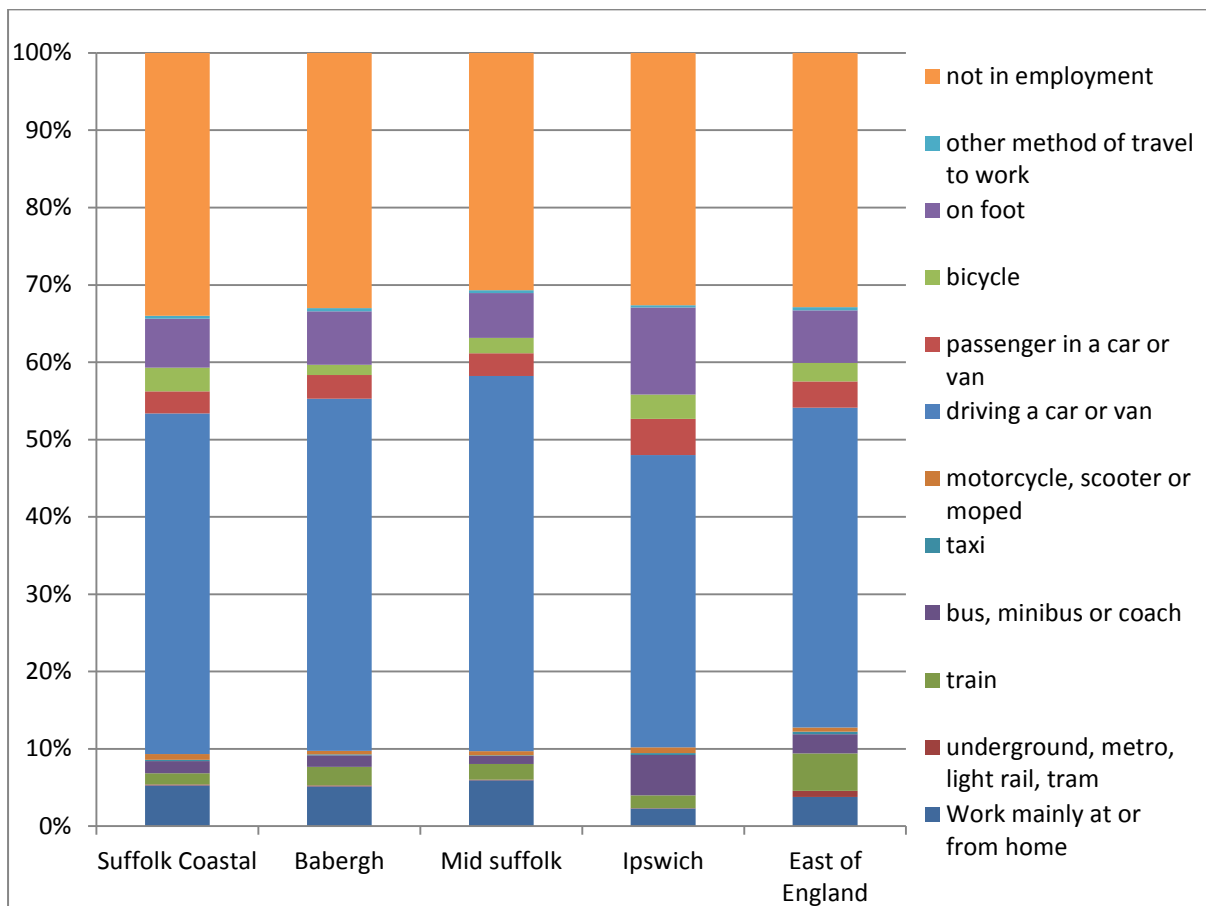


Figure 41: Transport to work by mode (Census, 2011)⁷⁹

Access to Services

3.173 Poor access to services in urban areas can contribute to social exclusion. However, poor access to services in rural areas can also cause social exclusion. It can be seen from the table below that the percentage of rural households more than 2km from key health amenities is much higher in Suffolk Coastal than the National average. In addition, the number of urban households that are more than 2km from key health amenities is much higher in Suffolk Coastal than across the east of England and England, however, to a lesser extent than rural households.

3.174 Hollesley with Eyke is the most isolated Lower Layer Super Output Area (LSOA) in Suffolk Coastal when considering health amenities (dentists, GPs). All 463 dwellings within the LSOW are more than 8km from a dentist and 148 of the 463 dwellings are more than 2km from a GP¹⁷.

	Dentist		GP (all)		GP (principal)	
	count	%	count	%	count	%
Suffolk Coastal						
Rural	16,920	61.6	15,410	56.1	16,410	59.7
Urban	1,350	4.7	1,380	4.8	1,380	4.8
East of England						

⁷⁹ [Nomis - Method of travel to work](#)

	Rural	469,290	64	328,400	44.8	380,240	51.9
	urban	69,080	4.1	39,560	2.4	55,980	3.3
England							
	rural	2,456,660	59.6	1,748,870	42.4	2,036,380	49.4
	urban	563,430	3.2	30,700	1.7	428,200	2.4

Table 31: Households more than 2km from key health amenities (OCSI, 2011)⁸⁰

3.175 Access to primary and secondary schools can be seen in the table below. The table shows that 23.1% of households in rural Suffolk Coastal are more than 2km from a primary school. This is almost double the figure for the East of England and England. Suffolk Coastal also has a higher percentage of households that are more than 2km from a secondary school when compared to the figures for the East of England and England.

3.176 In addition, the most isolated area in Suffolk Coastal, when measured against distance to primary schools, is Hacheston. The most isolated area when measured against secondary schools is Hollesley with Eyke¹⁷.

		Primary School		Secondary School	
		count	%	count	%
Suffolk Coastal					
	rural	6,350	23.1	20,070	73
	urban	50	0.2	2,930	10.2
East of England					
	rural	93,510	12.8	502,110	68.5
	urban	3,130	0.2	136,320	8.1
England					
	rural	513,660	12.5	2,798,100	67.9
	urban	37,980	0.2	1,362,350	7.7

Table 32: Households more than 2km from primary and secondary schools (OCSI, 2011)⁸¹

Travel Times to Key Services

3.177 Table 33 below shows that 0.8% of households in rural Suffolk Coastal are more than 40mins travel time from an employment centre, compared to 2.4% of households in rural England. In addition to this, a lower proportion of households in rural Suffolk Coastal (2.1%) live more than 60mins from a Further Education (FE) college when compared to the National average (4.7%). However, a much greater proportion of households in Suffolk Coastal (39.9%) live more than 40mins from a town centre when compared to rural England (28.5%).

	Rural Suffolk Coastal		Rural East of England		Rural England	
	count	%	count	%	count	%
40mins + from Employment centre	330	0.8	21,430	1.7	171,480	2.4
60 mins + from FE college	60	2.1	3,690	4.4	23,220	4.7

⁸⁰ Access to services in Suffolk Coastal, March 2011, OCSI, Suffolk Acre.

⁸¹ Access to services in Suffolk Coastal, March 2011, OCSI, Suffolk Acre.

60mins + from hospital	3,780	15.8	105,890	15.1	390,260	9.9
40mins + from secondary school	290	9.9	7,970	8.4	39,260	7.4
30mins + from supermarket	460	1.9	22,550	3.2	136,940	3.5
40mins + from town centre	10,460	39.9	257,250	34.1	1,194,810	28.5

Table 33: Household travel times to key services (OSCI, 2011)⁸²

3.178 Rural Suffolk Coastal maintains an access to the nearest supermarket that is consistent with the regional and national averages, which can be seen in the table below. However, 60.2% of households in rural Suffolk Coastal are more than 2km from the nearest petrol station. This is much higher than the figures for rural East of England (48.4%) and rural England (43.9%). The same is true for the urban equivalent. The figures for accessibility to supermarkets in Suffolk Coastal follow the regional and national trends. Public houses in rural Suffolk Coastal are more than twice as inaccessible as those in rural England.

3.179 The Hollesley with Eyke LSOA has the highest proportion of households more than 6km from a petrol station, at 85% of households. In addition, every household in the Hollesley with Eyke LSOA is more than 8km from a supermarket. The area also has the highest proportion of households more than 2km from a public house.

	Supermarket		Petrol Station		Public House	
	count	%	count	%	count	%
Suffolk Coastal						
rural	16,050	58.4	16,530	60.2	5,320	19.4
urban	1,110	3.9	2,820	9.9	210	0.7
East of England						
rural	446,100	60.9	354,680	48.4	78,920	10.8
urban	56,770	3.4	44,760	2.7	2,580	0.2
England						
rural	2,334,320	56.7	1,810,400	43.9	360,590	8.8
urban	507,770	2.9	404,570	2.3	20,110	0.1

Table 34: Households more than 2km from the nearest key amenities (OSCI, 2011)⁸³

Key projects

Felixstowe

3.180 Felixstowe is well served by the A14. Rail access is provided by the Felixstowe Branch Line which serves as an important freight route as well as a passenger line to Ipswich. Improvements to enable and increased in freight movements and improve the reliability of passenger services have been scheduled. Felixstowe is well connected to Ipswich by bus with services complementing available rail passenger services.

⁸² Access to services in Suffolk Coastal, March 2011, OCSI, Suffolk Acre.

⁸³ Access to services in Suffolk Coastal, March 2011, OCSI, Suffolk Acre.

Wickham Market

3.181 Strategic and local access is provided by the A12. Although this larger village is served by a rail station at Campsea Ashe, rail connectivity is relatively poor. Bus services area limited along the A12 corridor and Wickham Market.

Saxmundham

3.182 Road access is provided by the A12. Sizewell C development presents an opportunity to improve sections of the A12 near the town. Although with a rail station, existing poor service provision on the East Suffolk Line means rail connectivity is relatively poor. Like other settlements on the A12 corridor, bus service provision is relatively poor.

Future considerations

- Traffic congestion in market towns and Ipswich
- Supporting the vitality and viability of town centres
- Improving the rate and number of new jobs created

Likely Evolution of the Baseline without the Local Plan

- Suffolk County Council is the Highway Authority and therefore has ultimate responsibility for all highways decisions
- An increase in population and households in the Ipswich HMA will likely generate additional transport movements, many of which may be in private vehicles. This could result in increased pressure on the road network and public transport infrastructure, and could exacerbate air quality issues
- There may be increased uptake of clean vehicle technology
- If access is reduced, the vitality and viability of the town centres could be depleted

Key data sources

- Census
- ONS
- Retail and Leisure Study 2017 (forthcoming)
- Developers transport assessments
- Suffolk Observatory

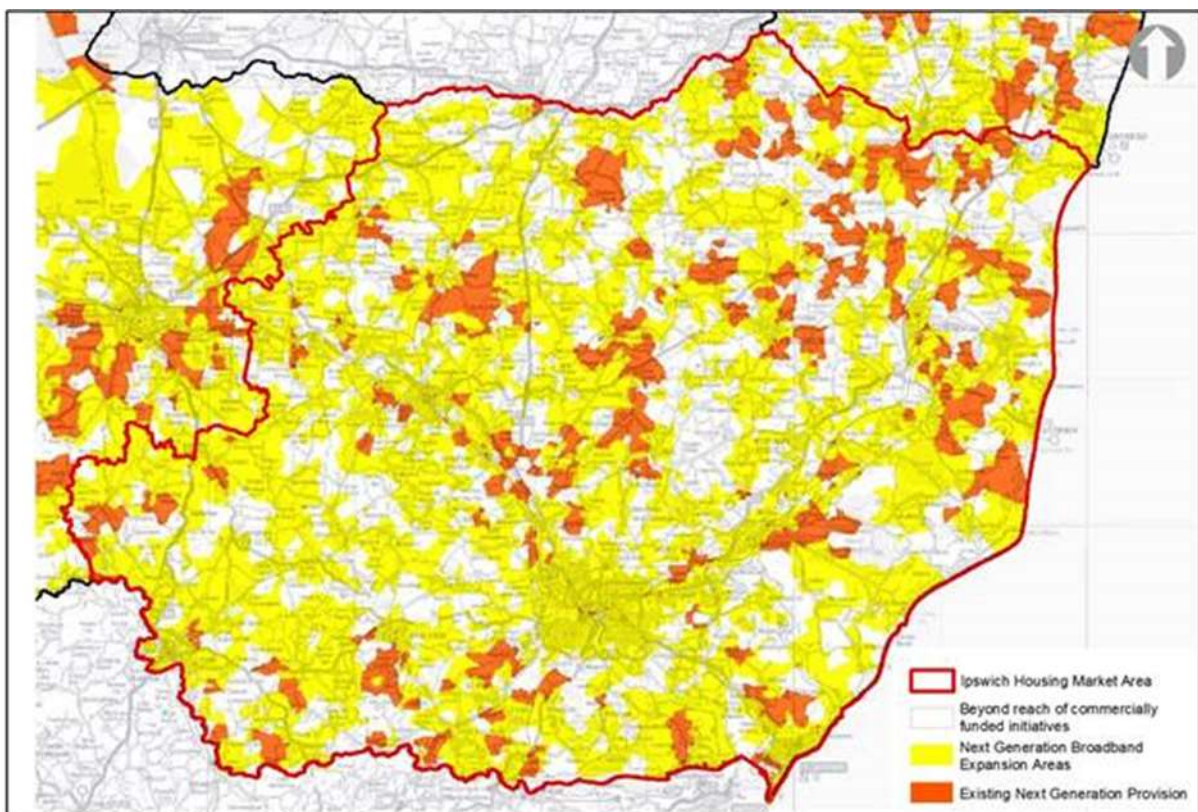
Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Transport and connectivity	Reducing the need to travel	Distances between key services and facilities in rural areas.
	Encouraging the use of sustainable transport modes	Reliance on private motor car and the lack of public transport provision.

Digital Infrastructure

Broadband Speed

3.183 Suffolk County Council's 'Better Broadband for Suffolk' initiative aims to bring super-fast fibre optic broadband to 90% of the county, with 85% achieving speeds in excess of 24mb. A fast and reliable internet connection can be an alternative option to physical accessibility to key services. Excluding Ipswich, the accessibility to key services is likely to be limited in certain parts of the rural districts. Ipswich has a much higher density of persons per hectare than the other districts, which is to be expected. Therefore, it is not surprising that the vast majority of Ipswich is covered by fibre broadband. However, Suffolk Coastal, Babergh, and Mid Suffolk all have large areas that are not covered by fibre broadband and are not planned to be by 2019. Having said this, the major settlements in the rural districts are covered by fibre broadband, or are to be covered by the end of 2017, as well as along the key road and rail routes through the districts.



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Figure 42: Broadband coverage across the Ipswich HMA (Better Broadband Suffolk. 2017)

3.184 Although there are a number of rural areas that will gain improvements in fibre broadband in 2017, there are many more rural areas that will not. However, within Suffolk Coastal the majority of planned improvements in fibre broadband to be concluded by the end of 2017, are located in the more rural western half of the district. The large upgrade in the area around Laxfield, Dennington, Wilby, and Horham, which crosses the Suffolk Coastal and Mid Suffolk boundary, is an example of fibre broadband improvements in a rural location.

3.185 As can be seen from figure 42 above the broadband coverage across the Ipswich HMA is patchy, especially so in the more rural districts. The rural districts also have large areas that are deemed to be 'beyond reach of commercially funded initiatives'.⁸⁴

Telecommunications

3.186 Between 2014-2016, mobile networks have been deploying fourth generation (4G) networks in Suffolk and across the UK.

3.187 Suffolk Local Authorities Draft 5 Year Infrastructure Plan 2017 - 2022 has identified the planned investments within Suffolk as it relates to telecommunications networks. These will be delivered on a commercial basis to meet market and operational demands by the service providers.

3.188 Future 5G mobile networks for example are predicted to greatly facilitate machine to machine (M2M) capabilities, including in manufacturing, supply chain and logistics. 5G will also necessitate a blurring of fixed and mobile technologies, with greater interdependency between the two. Assuming a similar pattern of mobile network rollout to that of 3G and 4G, it is likely that 5G rollout will similarly prioritise urban centres and major road and rail transport corridors, especially as 5G is regarded by the National Infrastructure Investment Commission as essential for the development and use of autonomous vehicles and vehicle technology in the UK.

Digital Industries

3.189 The Ipswich HMA, particularly in and around Ipswich and Martlesham, has very strong digital industries including BT, Cisco, Huawei, Ericsson, TechEast, Innovation Martlesham, and Ipswich Waterfront Innovation Centre (IWIC). Ipswich has strengths in a number of sectors, including digital creative industries, digital advertising and marketing, telecommunications and networking, fintech and photonics, e-commerce and app and software development.

3.190 According to Tech Nation 2017, "Tech firms value face-to-face interaction, creative thinking, large social networks, and inter firm communication. This preference for agglomeration results in firms concentrating in dense, multi-use areas in central urban locations, where exchanges of ideas between individuals and firms are facilitated by proximity to other firms.

3.191 Community engagement has helped drive the growth of Ipswich's digital industry. The IP Network and SyncIpswich hold regular meetups, while the Eastern Enterprise Hub provides resources for aspiring entrepreneurs. Innovation Martlesham also houses digital tech businesses including Nokia, CIP Technologies and Zog Energy.⁸⁵

Future considerations

- Businesses that cannot access good quality broadband may leave the area.
- Reduction in the need to travel with technological advances- home working etc.

⁸⁴ [Better Broadband Suffolk - fibre broadband improvements](#)

⁸⁵ [Digital Industries - Tech Nation 2017](#)

- 5G mobile networks

Likely Evolution of the Baseline without the Local Plan

- Damage to the rural economy from lack of reliable broadband connectivity and mobile phone coverage.
- Missed opportunities to capitalise on the digital economy in the Ipswich HMA
- Poor mobile phone coverage could disadvantage the Ipswich HMA

Key data sources

- Better Broadband Suffolk
- Tech Nation Reports
- National Infrastructure Investment Commission
- Mobile phone operators roll-out plans

Key SA issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Digital Infrastructure	The need to realise opportunities for social inclusion through the provision of improved online services	Rural isolation and poor access to fast broadband and reliable mobile coverage in rural areas.
	The need to support the growth of the digital economy	Access to fast broadband in rural areas.

4. Sustainability Issues and Problems

- 4.1 Through the identification of the baseline characteristics, it is possible to identify the key sustainability issues and problems. The identification of these issues helps establish the objectives outlined in the Sustainability Appraisal Framework.
- 4.2 In order to address issues consistently across the Ipswich Housing Market Area and Functional Economic Area, the key sustainability issues have been derived jointly between Ipswich and Suffolk Coastal and a number of these issues are common across the two authorities. However, in recognition of the specific characteristics of the two authorities we have also developed a sub set of Suffolk Coastal specific issues.

Key SA Issues

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Population	The need to reduce inequality and social exclusion	Despite relative affluence of the district there is still a need to address pockets of deprivation.
	Impact of changing demographics and migration trends	Increasing number of young people leaving the district and a large rural population.
		District's population is older than the county, regional and national averages.
		Suffolk Coastal expects to see more deaths than births across the decade, 2014-2024.
Housing	The need to ensure the delivery of a sustainable supply of housing	Limited land availability and large areas of protected land.
	Ensuring the delivery of mix of housing types and tenures (including affordable housing)	High house prices and high numbers of second homes in the district.
		The impact of an aging population on housing supply. Increased demand for specialist housing.
Health and Wellbeing	The need to ensure the delivery of health and social care provision in line with growth	Population is older than the county, regional and national averages.
	The need to address health inequalities and public health	Limited access to health provision in the rural areas.
		Aging population and high proportion of population with long-term health problems and disabilities.
	Promoting healthy lifestyles	Improving access to opportunities for regular physical activity.
	Crime rates and anti-social behaviour	Addressing fear of crime.

	Key SA issue across Ipswich and Suffolk Coastal	Suffolk Coastal Specific Issues
Education	The need to ensure the delivery of education provision in line with growth	Distance to both primary and secondary schools, especially in rural locations.
	The need to ensure appropriate skills to match future employment needs	Ensuring the local population can access new employment opportunities.
Water	Managing water resources and water quality	There are a number of Groundwater Source Protection Zones. High number of existing groundwater and surface water Nitrate Vulnerable Zones.
	The timely provision of new water services infrastructure in line with growth	The timely provision of new water services infrastructure in line with growth.
Air	Improving air quality	Reliance on private motor cars and the lack of public transport provision. Two Air Quality Management Areas in Suffolk Coastal.
	The requirement for clean vehicle infrastructure to encourage uptake of technologies	The requirement for clean vehicle infrastructure to encourage uptake of technologies
Material Assets (including soil and waste)	The need to maintain and/or enhance soil quality	Extensive areas of high quality agricultural land.
	The need to manage waste arisings in accordance with the waste hierarchy	The need to manage waste arisings in accordance with the waste hierarchy.
	The need to encourage development on previously developed land and/or make use of existing buildings and infrastructure	Limited availability of previously developed land.
Climatic Change, Flooding and the Coast and Estuaries	The need to protect and enhance sites designated for their geological interest	The need to protect and enhance sites designated for their geological interest
	The need to ensure that the built environment adapts to the impact of climate change and extreme weather events	The need to increase renewable energy provision. The need to ensure an appropriate response to sea level rise and coastal erosion. The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change.
	The need to address pluvial, fluvial and coastal flood risk	Low lying areas at risk of flooding from drainage, rivers and coastal waters. Eroding coastline.
	The need to manage pressure on protected sites	Large areas protected for species and habitat value which come under

Key SA issue across Ipswich and Suffolk Coastal		Suffolk Coastal Specific Issues
		<p>pressure from increased recreational and tourist activity.</p> <p>Eroding coastline and coastal change management.</p>
Biodiversity	The need to conserve and enhance biodiversity (including sites designated for their nature conservation value)	<p>Numerous protected sites across the district.</p> <p>Need to extend and enhance the green infrastructure network across the whole Ipswich Housing Market Area.</p>
	The need to halt biodiversity net loss	High biodiversity value.
Cultural Heritage	Maintaining and enhancing designated and non-designated heritage and cultural assets	High number of heritage assets.
Landscape	The need to ensure the protection and enhancement of local distinctiveness and character	<p>Managing development while protecting significant areas of environmental protection.</p> <p>Delivering high quality design that respects local character.</p>
	The need to manage pressure from new development on the AONB	Significant areas of AONB across the district.
Economy	The need to support and maintain a sustainable local economy	<p>Limited employment land availability with limited large business unit provision outside Felixstowe.</p> <p>Limited range of employment opportunities in rural areas.</p> <p>Promoting growth in key employment sectors.</p>
	Enhancing town and service centres and their role	Competition for land from housing. Changing nature of town and district centres.
	Reducing the need to travel	Distances between key services and facilities in rural areas.
Transport and connectivity	Encouraging the use of sustainable transport modes	Reliance on private motor car and the lack of public transport provision.
	The need to realise opportunities for social inclusion through the provision of improved online services	Rural isolation and poor access to fast broadband and reliable mobile coverage in rural areas.
Digital Infrastructure	The need to support the growth of the digital economy	Access to fast broadband in rural areas.

5. Sustainability Appraisal Framework

- 5.1 It is important that SA Objectives are up to date, relevant for the district and can also provide a consistent approach between strategic level policies and site/area specific policies.
- 5.2 These objectives were defined through a combination of Government guidance, scoping of existing documents, analysis of baseline information, and the identification of the issues facing the district at the start of the previous plan period. Baseline information is fundamentally linked to the Sustainability Framework and the objectives act as a basis against which sites can be assessed. Indicators will be used to collect data to inform how well progress is being made towards achieving the objectives.
- 5.3 The table below provides the objectives and related indicators which have been developed to enable the Council to consider the impacts and alternatives of plans, programmes and policies. The Objectives, guide questions, and indicators in the table are common across Ipswich and Suffolk Coastal. The Babergh/Mid Suffolk Sustainability Appraisal Framework was developed separately but is reflected in Ipswich/Suffolk Coastal Framework. Any differences in the Framework are shown highlighted in grey and the equivalent Babergh/Mid Suffolk objective number is shown in brackets after each objective.
- 5.4 European Directive 2001/42/EC, Annex I, (f) sets out the topics against which the likely effects of a plan or programmes should be assessed. The relevant topics are listed against the objectives in the table below and cross checked in table below the framework.

The SA Framework

SA Objective	Guide Question	Topic in the SEA Directive
Population		
1. To reduce poverty and social exclusion (3 ⁸⁶)	<ul style="list-style-type: none"> Will it reduce poverty and social exclusion in those areas most affected? Will it reduce benefit dependency?⁸⁷ Does it support the changing population profile of the area? Will it encourage engagement/participation in community/cultural activities? Will it contribute to regeneration activities? 	<ul style="list-style-type: none"> Human health Population

⁸⁶ Figures in brackets show the equivalent Babergh Mid Suffolk DC objective

⁸⁷ Highlighted text shows areas of difference between SCDC/IBC framework and BMSDC framework.

SA Objective	Guide Question	Topic in the SEA Directive
	<ul style="list-style-type: none"> Will it enhance the public realm? 	
Housing		
2. To meet the housing requirements of the whole community (5)	<ul style="list-style-type: none"> Will it contribute to the supply of housing? Will it reduce homelessness? Will it contribute to meeting demand for a range and mix of housing, including affordable housing and specialist housing? Will it reduce the number of unfit homes? Will it contribute to the delivery of sustainable homes? 	<ul style="list-style-type: none"> Human health Population Material assets
Health and Wellbeing		
3. To improve the health of the population overall and reduce health inequalities (1)	<ul style="list-style-type: none"> Will it improve access to health facilities and social care services? Will it encourage healthy lifestyles? Will it support the diverse range of health needs within the community? Will it contribute to a healthy living environment? (noise, odour etc.?) Will it reduce crime/ fear of crime and anti-social activity? Will it promote design that discourages crime? Will it avoid locating development in locations that could adversely affect people's health? Will it support those with disabilities? Will it protect and improve air quality? Will it avoid exacerbating existing air quality issues in designated AQMAs? 	<ul style="list-style-type: none"> Population Climatic factors Human health Fauna Biodiversity Flora
4. To improve the quality of where people live and work (4)		
Education		
5. To improve levels of education and skills in the population overall (2)	<ul style="list-style-type: none"> Will it improve qualifications and skills of young people and adults? Will it support the provision of an adequate range of educational and child care facilities? 	<ul style="list-style-type: none"> Human health Population

SA Objective	Guide Question	Topic in the SEA Directive
Water		
6. To conserve and enhance water quality and resources (6)	<ul style="list-style-type: none"> • Will it support the achievement of Water Framework Directive Targets • Will it protect and improve the quality of inland waters? • Will it protect and improve the quality of coastal waters? • Will it promote sustainable use of water? • Will it maintain water availability of water dependent habitats? • Will it support the achievement of Water Framework Directive targets? • Will it improve ground water quality? 	<ul style="list-style-type: none"> • Soil • Material assets • Landscape • Flora
Air		
7. To maintain and where possible improve air quality (7)	<ul style="list-style-type: none"> • Will it protect and improve air quality? • Will it avoid exacerbating existing air quality issues in designated AQMAs? • Will it contribute to a healthy living environment? 	<ul style="list-style-type: none"> • Air • Human health • Fauna
Material Assets (including Soil)		
8. To conserve and enhance soil and mineral resources (8)	<ul style="list-style-type: none"> • Will it encourage the efficient use of land? 	<ul style="list-style-type: none"> • Soil • Material Assets
9. To promote the sustainable management of waste (9)	<ul style="list-style-type: none"> • Will it minimise the loss of open countryside to development? • Will it minimise loss of the best and most versatile agricultural land to development? • Will it maintain and enhance soil quality? • Will it promote sustainable use of minerals? • Will it encourage the use of previously developed land and/or the reuse of existing buildings? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	<ul style="list-style-type: none"> • Human health • Landscape

SA Objective	Guide Question	Topic in the SEA Directive
	<ul style="list-style-type: none"> • Will it reduce household waste generated/ head of population? • Will it reduce commercial and industrial waste generated/ head of population? • Will it increase rate/head of population of waste reuse and recycling? 	
Climatic Change, Flooding, and the Coast and Estuaries		
10. To reduce emissions of greenhouse gases from energy consumption (10)	<ul style="list-style-type: none"> • Will it ensure suitable adaptation to climate change? • Will it reduce emission of greenhouse gases/head of population by reducing energy consumption? 	<ul style="list-style-type: none"> • Climatic factors • Biodiversity • Flora
11. To reduce vulnerability to climatic events and flooding (11)	<ul style="list-style-type: none"> • Will it increase the proportion of energy needs being met by renewable sources? 	<ul style="list-style-type: none"> • Fauna • Landscape • Biodiversity • Flora
12. To safeguard the integrity of the coast and estuaries (-)	<ul style="list-style-type: none"> • Will it minimise the risk of flooding from rivers and watercourses? • Will it minimise the risk of flooding on the coasts/estuaries? • Will it reduce the risk of coastal/ estuarine erosion? • Will it reduce the risk of damage from extreme weather events? • Will it support sustainable tourism? • Will it protect environmentally designated sites? • Will it protect the special character and setting of the coast and estuaries? 	<ul style="list-style-type: none"> • Fauna • Landscape • Water
Biodiversity		
13. To conserve and enhance biodiversity and geodiversity (12)	<ul style="list-style-type: none"> • Will it maintain and enhance European designated nature conservation sites? • Will it maintain and enhance nationally designated nature conservation sites? • Will it maintain and enhance locally 	<ul style="list-style-type: none"> • Cultural heritage • Landscape • Biodiversity • Flora • Fauna • Water

SA Objective	Guide Question	Topic in the SEA Directive
	<p>designated nature conservation sites?</p> <ul style="list-style-type: none"> • Will it avoid disturbance or damage to protected species and their habitats? • Will it help deliver the targets and actions in the Biodiversity Action Plan? • Will it help to reverse the national decline in at risk species? • Will it protect and enhance sites, features and areas of geological value in both urban and rural areas? • Will it lead to the creation of new habitat? • Will it deliver Suitable Alternative Natural Greenspaces SANGS? • Will it deliver biodiversity net gain? • Will it contribute positively to the wider Green Infrastructure networks? • Does it ensure current ecological networks are not compromised, and future improvements are not prejudiced? 	
Cultural Heritage		
<p>14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance (13)</p>	<ul style="list-style-type: none"> • Will it protect and enhance buildings, monuments, sites, places, areas and landscapes of heritage interest or cultural value (including their setting) meriting consideration in planning decisions? • Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas? • Will it enhance accessibility to and the enjoyments of cultural heritage assets? • Will it provide opportunities to enhance the historic environment? 	<ul style="list-style-type: none"> • Cultural heritage
Landscape		
<p>15. To conserve and enhance the quality and local</p>	<ul style="list-style-type: none"> • Will it conserve and enhance the AONB? 	<ul style="list-style-type: none"> • Air • Material assets

SA Objective	Guide Question	Topic in the SEA Directive
distinctiveness of landscapes and townscapes (14)	<ul style="list-style-type: none"> • Will it reduce the amount of derelict, degraded and underused land? • Will it protect and enhance the settlement and its setting within the landscape? • Will it protect and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? 	<ul style="list-style-type: none"> • Water • Cultural heritage • Population • Biodiversity • Climatic factors
Economy		
16. To achieve sustainable levels of prosperity and growth throughout the plan area (15)	<ul style="list-style-type: none"> • Will it improve business development and enhance competitiveness? • Will it improve the resilience of business and the economy? • Will it promote growth in key sectors? 	<ul style="list-style-type: none"> • Population • Human health • Material assets
17. To maintain and enhance the vitality and viability of town and retail centres (16)	<ul style="list-style-type: none"> • Will it improve economic performance in disadvantaged areas? • Will it encourage rural diversification? • Will it encourage indigenous business? • Will it encourage inward investment? • Will it make land available for business development? • Will it increase the range of employment opportunities, shops and services available in town centres? • Will it decrease the number of vacant units in town centres? • Will it enhance the local distinctiveness within the centre? 	
Transport, Travel and Access		
18. To encourage efficient patterns of movement, promote sustainable travel and transport and ensure good access to services. (17)	<ul style="list-style-type: none"> • Will it reduce commuting? • Will it improve accessibility to work by public transport, walking and cycling? • Would it promote the use of sustainable travel modes and reduce dependence on the private car? 	<ul style="list-style-type: none"> • Material assets • Climatic factors • Landscape • Population

SA Objective	Guide Question	Topic in the SEA Directive
	<ul style="list-style-type: none"> • Will it increase the proportion of freight transported by rail or other sustainable modes? • Will it maintain and improve access to key services and facilities for all sectors of the population? • Will it increase access to the open countryside? • Will it increase access to public open space? • Will it improve access to cultural facilities? • Will it improve access to community facilities? • Will it reduce journey times? • Will it help to enhance the connectivity of more remote, rural settlements? • Will it avoid impacts on the quality and extent of existing recreational assets, such as formal or informal footpaths? 	

Digital Infrastructure

19. To ensure that the digital infrastructure available meets the needs of current and future generations	<ul style="list-style-type: none"> • Will it improve digital infrastructure provision? • Will it increase opportunities to improve the digital economy? 	<ul style="list-style-type: none"> • Population • Material assets
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Relation of SA objectives to the SEA directive's topics

SEA Directive Topic	SA Objectives
Biodiversity	3, 10, 12, 13, 15,
Population	1, 2, 3, 4, 5, 15, 16, 17, 18, 19
Human health	1, 2, 3, 4, 5, 7, 9, 16,
Fauna	4, 7, 10, 11, 12, 13,
Flora	4, 6, 10, 11, 12, 13
Soil	6, 8
Water	12, 13, 15,
Air	7, 15
Climatic factors	3, 10, 11, 15, 18,
Material assets	2, 6, 8, 9, 10, 11, 15, 18

Cultural heritage	13, 14, 15
Landscape	6, 8, 11, 12, 13, 18

5.5 As well as setting the SA objectives, it is necessary to test their compatibility against one another in order to identify any areas of conflict and support which need further consideration. In order to understand and demonstrate the areas of conflict and support a matrix has been prepared to show the positive or negative impact one objective may have on another. Considering the range of objectives there are instances where positive progress in one area causes deterioration in another – such as the conflict between economic growth and protection of the environment.

SA objective compatibility matrix

		SA Objective Number																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SA Objective Number	1	X	+	+	+	+	0	0	0	?	?	+	0	0	0	0	+	+	+	+
	2	+	X	+	+	0	-	-	-	-	?	?	-	-	-	?	+	-	?	?
	3	+	+	X	+	+	+	+	?	+	+	+	?	+	0	+	+	+	+	+
	4	+	+	+	X	?	+	+	+	+	+	+	+	+	+	+	+	+	+	+
	5	+	0	+	?	X	0	0	0	+	?	?	0	+	+	?	+	+	+	+
	6	0	-	+	+	0	X	?	+	+	?	+	+	+	0	+	?	?	+	0
	7	0	-	+	+	0	?	X	?	+	+	+	?	+	+	+	?	?	+	?
	8	0	-	?	+	0	+	?	X	+	0	+	+	+	?	+	?	+	0	0
	9	?	-	+	+	+	+	+	+	X	+	+	+	+	?	+	+	+	0	+
	10	?	?	+	+	?	?	+	0	+	X	+	+	+	+	+	+	+	+	?
	11	+	?	+	+	?	+	+	+	+	+	X	+	+	+	+	+	?	+	?
	12	0	-	?	+	0	+	?	+	+	+	+	X	+	+	+	?	+	?	0
	13	0	-	+	+	0	+	+	+	+	+	+	+	X	+	+	?	0	+	0
	14	0	-	0	+	+	0	+	?	?	+	+	+	+	X	+	?	+	+	0
	15	0	?	+	+	?	+	+	+	+	+	+	+	+	+	X	?	+	+	0
	16	+	+	+	+	+	?	?	?	+	+	+	?	?	?	?	X	+	+	+
	17	+	-	+	+	+	?	?	+	+	+	?	+	0	+	+	+	X	+	?
	18	+	?	+	+	+	+	+	0	0	+	+	?	+	+	+	+	+	X	+
	19	+	?	+	+	+	0	?	0	+	?	?	0	0	0	0	+	?	+	X

Key	
+	Compatible
0	Neutral
-	Possible conflict
?	Uncertain

6. Appraisal of Options

- 6.1 The individual policies and proposals of the Local Plan have been assessed against the Sustainability Appraisal Framework. The individual appraisals can be found in the Appendices at the back of this report.
- 6.2 For site allocations, around 750 sites have been considered as part of the preparation of the Local Plan. Of those sites just under 300 were considered to be potential sites for allocation. It is those sites that have been subject to Sustainability Appraisal. There are also a number of allocations that have been carried forward from the Felixstowe Peninsula Area Action Plan and the Site Allocations and Area Specific Policies Development Plan Document. These allocations are up-to-date and still relevant. They were subject to Sustainability Appraisal at various stages throughout the development of the Plans. Those SAs have been updated and are included in Appendix B to this report.
- 6.3 In addition to a number of smaller allocations, the Local Plan includes two proposals to create new Garden Neighbourhoods at Felixstowe and Saxmundham. There were a number of options as to how these sites could be developed. Both sites are made up of number of smaller sites that were submitted to the Council for consideration.
- 6.4 Further detail on all sites considered as part of the development of the Local Plan can be found in the Strategic Housing and Employment Land Availability Assessment, available from the Council's website at: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>
- 6.5 The appraisal of options was undertaken to inform the First Draft Local Plan and has been updated to address consultation responses and revised evidence, to inform the Final Draft Local Plan. Reference to 'preferred option' in this section refers to the policy as written in the Final Draft Local Plan.

Appraisal of Policies against Alternative Options

Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area

Preferred option

This policy enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The preferred policy reflects the outcomes of evidence and therefore there is no reasonable alternative in relation to how this is carried forward into the Suffolk Coastal Local Plan (i.e. alternatives would be beyond the scope of this plan). Alternatives in relation to levels of growth for Suffolk Coastal are set out under policy SCLP3.1

Policy SCLP2.2: Strategic Infrastructure Priorities

Preferred option

This policy enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The policy reflects the cross-boundary position in relation to key infrastructure projects and therefore there is no reasonable alternative in relation to how this is carried forward in the Suffolk Coastal Local Plan (i.e. alternatives would be beyond the scope of this plan). Alternatives in relation to scale and location of growth, which would be relevant to delivery of the Ipswich Northern Route, are considered under policy SCLP3.2.

Policy SCLP2.3: Cross-boundary mitigation of effects on Protected Habitats

Preferred option

The preferred option enables the role of the Suffolk Coastal Local Plan to be clearly articulated in relation to the wider Ipswich Strategic Planning Area.

Alternative Option	Reason discounted
1 No policy.	The policy reflects the statutory requirements and the agreement to work collaboratively on the Recreation Avoidance and Mitigation Strategy. If an alternative is necessary to deliver mitigation related to Habitats Directive this would arise from the Appropriate Assessment.

Policy SCLP3.1 Strategy for Growth in Suffolk Coastal District

Preferred option

The policy is an evolution of options 4 and 6 in terms of spatial distribution, and is broadly equivalent to option 2 in terms of level of growth. This provides a strategy to enable the delivery of key infrastructure in Saxmundham and Felixstowe as well as to support growth in rural parts of the district and to deliver greater levels of affordable housing, whilst also making a greater contribution towards meeting housing needs across the Ipswich Housing Market Area. The consultation responses generally promoted the concept of enabling more growth in the rural areas.

Alternative Option	Reason discounted
Amount of growth	
The 2017 Issues and Options consultation document identified three options relating to the amount of growth. Scenario B is equivalent to the policy and is not an alternative but is presented in the same way here for clarity.	
1 Scenario A Baseline – 10,111 dwellings (460dpa) / 7,940 jobs. The housing figure was based on the OAN and for the period 2014 – 2036. The baseline scenario based upon the new standard method for assessing housing need would be 9,900 (2016 – 2036) (495 dwellings per annum) and for jobs would be 7,220 jobs (2016 – 2036).	This option would not provide an opportunity to deliver higher levels of affordable housing across the District. This option would also not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham whilst also supporting appropriate growth in rural communities. It would also not assist in meeting the wider need for housing across the Ipswich Housing Market Area.
n/a Scenario B medium increase in growth – 12,122 dwellings (550dpa) / 9528 jobs (2014 – 2036) This scenario was based on OAN plus 20% and jobs growth plus 20%. The equivalent scenario based on the new standard method for assessing housing	This is the preferred option – see box above.

<p><i>need would be the new standard method plus 10% (10,900 dwellings, 545dpa) (2016 – 2036).</i> <i>The equivalent increase in jobs growth would be 8,660 (plus 20% over the period 2016 – 2036).</i></p>	
<p>2 Scenario C – high increase in growth – 14,146 dwellings (643dpa)/ 11,146 jobs. This scenario was based on OAN plus 40% and jobs growth plus 40%. The equivalent scenario based on the new standard method for assessing housing need would be the new standard method plus 20% (13,080 dwellings, 654dpa) (2016 – 2036). The equivalent increase in jobs growth would be 10,108 (plus 40% over the period 2016 – 2036).</p>	<p>This option was discounted as, whilst it would enable the delivery of more affordable housing and enable a greater contribution to be made to meeting housing needs within the Ipswich HMA, it is considered that the mid-range option better reflects the wide spectrum of views received through the Issues and Options consultation, whilst still enabling the Council to be ambitious in supporting higher levels of growth.</p>
<p>Location of growth</p>	
<p>The 2017 Issues and Options consultation document identified three options relating to the location of growth. (Note these are numbered 4, 5 and 6 due to Ipswich Borough Council options being numbered 1, 2 and 3). These are all alternatives to the selected strategy. The percentages for distribution are set out in the Issues and Options consultation document.</p>	
<p>1 Option 4: Continuation of existing approach.</p>	<p>The preferred option has evolved from options 4 and 6. In terms of option 4, the focus on Felixstowe is carried forward into the preferred option. The preferred option will help to deliver new infrastructure in Saxmundham and Felixstowe whilst also supporting some growth in rural communities. The continuation of the existing approach would not deliver the levels of growth to Felixstowe and Saxmundham that would support provision of new infrastructure, and would not increase growth in rural areas. This option alone therefore does not reflect the messages coming forward through the Issues and Options consultation. In terms of east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.</p>
<p>2 Option 5: Focus on Ipswich and A14 transport corridor</p>	<p>The preferred option has evolved from options 4 and 6. In terms of option 5 and the focus on east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.</p>
<p>3 Option 6: A12 Transport corridor and dispersed rural focus.</p>	<p>The preferred option has evolved from options 4 and 6. Option 6 placed a significant focus on the east of Ipswich and a much lower focus on Felixstowe. The option would not enable the delivery of significant new infrastructure in Saxmundham or Felixstowe. In terms of growth in east Ipswich, many of the consultation</p>

		responses raised the issue of a need for a new route to the north of Ipswich which may be supported by this option. The Council consider it more appropriate to reflect on this option further as part of a future Local Plan review as there is no certainty that a route could be delivered at present. A future review will provide an opportunity to consider route options and the deliverability of any potential route in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.
4	East Ipswich focus	This alternative has arisen through responses to the First Draft Local Plan consultation. Under this option a greater focus on the East of Ipswich would be had compared to that set out under Option 4 or Option 5. However, the Plan states that it is likely that a review of the Plan will consider options for the Ipswich Northern Route and this would be appropriate time to consider additional growth in this area. In the meantime, the focus would be on the delivery of Brightwell Lakes.
5	Efficient use of land	This option reflects consultation responses received to the First Draft Local Plan and would seek to focus growth on previously developed land., Whilst opportunities to set out a appositve strategy for previously developed land have been taken, through for example the allocation of the Police Headquarters site, there would not be sufficient available and deliverable brownfield sites to deliver the wider aims of the Plan such as infrastructure improvements in Felixstowe and Saxmundham and enabling growth across the rural areas. Brownfield sites in Settlement Boundaries could come forward during the lifetime of the Plan under the policies in the Plan.

Policy SCLP3.2: Settlement Hierarchy

Preferred option

The policy has been included as without the settlement hierarchy it would not be possible to differentiate between those settlements that have a greater level of services and facilities, and which may, therefore, be able to support greater levels of growth.

Alternative Option	Reason discounted
1 No policy. Whilst there are a number of different methodologies that could be applied in establishing a settlement hierarchy, these variations are not considered to amount to a policy alternative, as the aim would be to categorise settlements in terms of the services and facilities they have and to consider those with a greater range as generally having more potential for growth.	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate.

Policy SCLP3.3: Settlement Boundaries

Preferred option

The policy provides certainty in relation to the principle of development within and outside of settlements.

Alternative Option	Reason discounted
1 No policy.	Settlement boundary policy is required to provide certainty in relation to where development would or wouldn't be supported.

Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects

Preferred option

The policy guides Major Energy Projects that come forward over the plan period. The Council as local planning authority will determine some of these applications, but other projects (such as Sizewell C Power Station) will be determined as Nationally Significant Infrastructure Projects. The policy sets out the Council's position in respect of these projects and the issues that are specific to the local area.

Alternative Option	Reason discounted
1 To have individual policies which relate to the specific projects (such as Nuclear Power, Offshore Wind and Inter Continental Energy Connectors).	Developing specific policies would enable the Local Plan to take a more detailed approach to individual projects that come forward over the plan period but may become redundant over the plan period as technologies evolve and develop. A policy for individual projects would give specific focus on proposals that are expected to come forward over the plan period and enable the Council to distinguish between the detailed requirements of each type of major energy infrastructure. This alternative option has been discounted as it would reduce the flexibility a comprehensive policy which combines all major energy infrastructure projects together.
2 References to Nationally Significant Infrastructure Projects and Sizewell Nuclear Power Station to be removed from the policy and table outlining themes.	As decisions in respect of Sizewell Nuclear Power Station are to be determined as a Nationally Significant Infrastructure Project, this means the District Council is only a consultee in the decision making process. Due to this position, it may be reasonable for the Local Plan to be silent on proposals for a new power station at Sizewell.
3 No Policy	No policy would result in the Council relying on national policy to determine planning applications for major energy infrastructure projects which would not provide detail on a variety of locally specific issues. A no policy approach would also reduce the opportunities available to the local area in respect of community benefits that may arise from such projects.

Policy SCLP3.5: Infrastructure Provision

Preferred option

The policy provides the basis for the provision of infrastructure across the district. Consultation responses highlighted a need for additional infrastructure provision to serve local communities and this policy outlines how the Council will seek to deliver this in partnership with service providers.

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Alternative Option	Reason discounted
1 No policy	Not having a policy would reduce clarity about what infrastructure is needed and how it should be delivered. No local policy could lead to negative effects on environmental objectives due to the capacity of infrastructure being exceeded. Negative economic objectives could result from a lack of infrastructure to support inward investment. Lack of social infrastructure could undermine health, education and access to services and facilities objectives.

Policy SCLP4.1: Existing Employment Areas

Preferred option

The policy outlines the Council’s approach to those sites which are designated as employment areas. Included within the policy is the type of uses which the Council seeks to encourage on sites to promote economic activity. The policy also gives details which need to be considered when considering applications for uses on employment areas.

Alternative Option	Reason discounted
1 To protect the buildings and land within the current use and not allow any change of use from that currently permitted either through planning applications or lawful use certificates.	Protecting the current use would ensure that the existing stock of buildings and land would be retained for that specific use (such as B2) and therefore across the district, there would not be a loss of land or buildings associated with each use class.
2 To retain the distinction between General and Strategic Employment Areas.	The distinction between General and Strategic Employment Areas within the existing Local Plan is unnecessary and in some instances restricts the opportunities which come forward across the district. The Strategic Employment areas are established and provide land for operations which are both of strategic and general nature.
3 No policy	Having no policy would provide complete flexibility for the market to bring forward uses as required but without the background of a coordinated and consistent policy approach.

Policy SCLP4.2: New Employment Development

Preferred option

The policy provides the support for new employment areas to come forward and the criteria against which they are to be judged. The policy also details the type of uses that are welcomed on new employment areas and also details the new employment areas (identified as site allocations) in the Local Plan.

Alternative Option	Reason discounted
1 No Policy	Having no policy would mean that employment generating uses would be limited to those identified at the start of the plan period

	with no further opportunities for land to be brought forward when market conditions dictate. Not having a policy which deals with new employment areas could undermine the potential for economic growth across the district and lead to fewer possibilities for new employment development where a need is demonstrated.
2	<p>Policy to have no restrictions in terms of use classes supported on a site.</p> <p>The policy could provide more flexibility to encourage a more diverse range of employment uses such as retail, tourism, cultural uses that do not fall within the B class uses. This alternative would generate a wider range of jobs on sites across the district but may have a detrimental impact on the other plan objectives for protection of town centres, community facilities and reducing the need to travel.</p>

Policy SCLP4.3: Expansion and Intensification of Employment Sites

Preferred option

The policy provides clarity in respect of existing employment sites that wish to intensify and expand. The Local Plan promotes economic growth and the retention of existing businesses and economic activity and this policy enables opportunities to increase activity on sites in a plan led manner.

Alternative Option		Reason discounted
1	To allow the expansion and intensification of employment areas and sites without any criteria against which to assess impact of the development.	Allowing businesses to expand or intensify without any criteria would ensure that enterprises have the flexibility to take the economic opportunities they see fit over the plan period.
2	To restrict the expansion or intensification of employment areas and sites.	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period. Limiting expansion will ensure that the existing employment areas and sites are retained in the current form over the plan period. This alternative wouldn't provide the flexibility for businesses to expand where there are not unacceptable impacts.
3	No Policy	A no policy approach would result in the Council having to rely on national policy. National policy promotes economic activity across all sectors but fails to detail the issues specific to Suffolk Coastal such as impact on protected landscapes and adverse impact on local highway network.

Policy SCLP4.4: Protection of Employment Premises

Preferred option

The policy seeks to ensure that employment sites are protected and retained for economic uses over the plan period. A policy which protects these sites and operations on them will ensure that a vibrant and successful economy is maintained and enhanced through the Local Plan.

Alternative Option	Reason discounted
1 An alternative approach could be to require marketing evidence for a shorter period of time, such as 3 or 6 months.	The shorter time period will allow the enterprise to make business decisions quicker and react to the changing economic circumstances.
2 No Policy	Having no policy in place would mean that decisions are based on the presumption in favour of sustainable development and opportunities for the redevelopment of a site (for non economic uses) would be supported.

Policy SCLP4.5: Economic Development in Rural Areas

Preferred option

The policy acknowledges the importance of employment in the rural areas and the diversification this brings to the local economy. It provides clear direction and requirements against which applications will be judged which will improve certainty for the local community, landowners and applicants.

Alternative Option	Reason discounted
1 To encourage economic development in all rural areas regardless of the settlement's position in the Settlement Hierarchy.	Discounting the policy criteria in respect of the Settlement Hierarchy would enable economic opportunities to be realised in all locations across the district and boost the economic prosperity of the rural areas. However, this would not reflect the sustainability benefits (economic, social and transport related) afforded by locating new employment uses in areas which have services and facilities.
2 No Policy	A no policy approach would result in the Council having to rely on national policy. National policy promotes economic activity across all sectors but fails to detail the issues specific to Suffolk Coastal such as impact on protected landscapes and adverse impact on local highway network.

Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use

Preferred option

The policy outlines the Council requirements in respect of conversion and replacement of rural buildings for economic uses. The policy details a range of considerations against which conversions or replacements will be judged.

Alternative Option	Reason discounted
1 No Policy	By not having a policy development proposals would be determined under the presumption in favour of sustainable development and permitted development rights which would support employment uses in rural locations without any locally specific requirements.

Policy SCLP4.7: Farm Diversification

Preferred option

The policy gives specific detail against which applications for farm diversification will be

encouraged and the importance of maintaining viable and successful farm businesses across the district. The policy provides a range of requirements that need to be taken into account to ensure the continued viability of an existing farm.

Alternative Option	Reason discounted
1 Remove the requirement for farming activities to be the predominate use on the site.	Removing this requirement would ensure that farm diversification schemes can come forward where the agricultural activities have significantly reduced or diminished. However, agriculture is an important part of the district's economy and natural landscape, removing this requirement could potentially result in significant changes in this respect.
2 No Policy	By not having a policy development proposals would be determined under the presumption in favour of sustainable development and permitted development rights and would support proposals for farm diversification without any locally specific justification or policy considerations.

Policy SCLP4.8: New Retail and Commercial Leisure Development

Preferred option

The policy approach provides detail of the type of retail and commercial leisure uses to be promoted within the town centres across the district. A locally set threshold to consider retail impact in the town centres across the district is included to reflect the retail and commercial leisure evidence base commissioned to support the Local Plan.

Alternative Option	Reason discounted
1 No Policy.	This would mean relying on national planning policy which currently requires sequential and impact approaches to new retail development but not a locally distinctive approach. Suffolk Coastal's town centres have a tourism emphasis and may be relatively resilient to profound changes currently characterising town centres and the retail industry nationally. A local approach is therefore preferred that reflects the changing local context to retail and town centres.

Policy SCLP4.9: Development in Town Centres

Preferred option

The policy approach is to encourage a mixture of retail and commercial leisure uses within town centres. The policy details the role of Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages. The policy is to be used in conjunction with the town centre boundaries as shown on the Policies Map.

Alternative Option	Reason discounted
1 Define town centre areas to reflect policy support for a concentration of main town centre retail, leisure, social, cultural and community ground floor uses, through having a more tightly drawn town centre boundary.	This approach might reflect but also exacerbate town centre change from a retail emphasis to a commercial leisure and social emphasis.
2 No Policy	A no policy approach would result in proposals relating to

town centres to be judged against national policy in accordance with the presumption in favour of sustainable development.

Policy SCLP4.10: Town Centre Environments

Preferred option

The policy seeks to promote town centres and activity within these for a variety of retail, commercial and leisure uses. The policy acknowledges the changing nature of town centres and includes requirements to boost social interaction and environmental enhancements to maintain the vitality of the towns across the district.

Alternative Option	Reason discounted
1 To reflect the high level of car use and ownership in the district with a focus on supporting development and change that enhances car parking provision and convenience at town centres, including provision for electric vehicle requirements.	Such an approach is dismissed in favour of a more socially inclusive and environmentally friendly approach that embraces attractive town centre environments.
2 No policy.	A no policy approach would result in the Council relying on national policy which promotes a variety of uses in town centres but does not cover locally specific opportunities such as Shared Space and dementia friendly environments in Felixstowe or the need to improve linkages into and between the town centre.

Policy SCLP4.11: Retail and Commercial Leisure in Martlesham

Preferred option

The policy provides clear justification as to the uses which will be permitted in the retail and commercial areas found in Martlesham. The policy seeks to include requirements to mitigate the impacts that retail and commercial leisure activities are having in these parts of the district.

Alternative Option	Reason discounted
1 An alternative policy approach could be to rely on other policies in the Local Plan for Martlesham	This approach would not reflect the unique circumstances of and Martlesham.
2 No policy	A no policy approach would be to rely on national policy or permitted development rights associated with change of use applications. This would not reflect the unique local circumstances and would fail to deal with the consequences that have resulted from some of these unplanned developments.

Policy SCLP4.12: District and Local Centres and Local Shops

Preferred option

The policy provides details on the level of retail activities that are to be encouraged in district and local centres across the district. The policy reflects the different contribution and variety of uses which are to be welcomed in district and local centres to maintain these as vibrant and successful

locations.

Alternative Option	Reason discounted
1 To combine District and Local Centres under the same category. This could reflect forecast change in growth of small local supermarkets to more local centres and suburban or village locations than the established district centres.	This approach is dismissed because the rapidly changing retail industry context could mean that convenience retail growth plays out in different ways, such as home deliveries or central collection points for online and mobile shopping.
2 No Policy	A no policy approach would be to rely on national policy which is not considered to provide the same level of protection to the range of district and local centres found across the district.

Policy SCLP5.1: Housing Development in Large Villages

Preferred option

The option will provide new housing in rural areas. Delivering housing growth in larger villages which have some services and facilities enables people to access a limited number of services and facilities locally and help reduce unnecessary journeys to destinations further afield. Supporting growth in the larger villages could help increase the viability of existing rural infrastructure.

Alternative Option	Reason discounted
1 To not support housing development in large villages	This is not considered reasonable in terms of national policy in the NPPF and the strategy of the Local Plan.
2 No Policy	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels.

Policy SCLP5.2: Housing Development in Small Villages

Preferred option

The option will provide new housing in rural areas which will support social connections and existing services. Delivering housing growth in villages which have some (albeit limited) services enables people to access a limited number of facilities locally and helps reduce unnecessary journeys to destinations further afield.

Alternative Option	Reason discounted
1 To support large housing development in small villages.	This approach would undermine the settlement hierarchy, and would be contrary to the NPPF which seeks to direct housing in rural areas to places where it would enhance or maintain the vitality of rural communities.
2 No policy	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels.

Policy SCLP5.3: Housing Development in the Countryside

Preferred option

The policy reflects the specific circumstances in which housing would be supported in the countryside as set out in the NPPF and also clarifies the approach to housing in clusters in the countryside which is a policy specific to Suffolk Coastal but which reflects paragraph 55 which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This approach reflects general views received through the consultation in favour of appropriate levels of growth in rural areas.

Alternative Option	Reason discounted
1 No policy	Policy in the NPPF would be relied on, however for clarity in relation to application of the settlement hierarchy it is considered appropriate to include a policy. This also reflects the approach to new housing development in clusters in the countryside to help support rural communities.

Policy SCLP5.4: Housing in Clusters in the Countryside

Preferred option

The inclusion of the policy is the preferred option as it provides opportunities to support small scale growth, in line with the NPPF in relation to sustaining and enhancing rural communities and also reflects the general response to the consultation that some appropriate scale growth in the countryside should be supported.

Alternative Option	Reason discounted
1 No Policy	The policy provides opportunities to support small scale growth which will help to sustain small rural communities, in line with the NPPF in relation to sustaining and enhancing rural communities.

Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing

Preferred option

This is the preferred option as it builds upon the NPPF by setting out specific criteria aimed at ensuring the conversion does not amount to development of a new dwelling and would protect and enhance the landscape.

Alternative Option	Reason discounted
1 No policy.	An alternative of not supporting conversions of redundant agricultural building is not considered to be reasonable as it would be contrary to para 55 of the NPPF. Note that conversions would be allowed under PD rights subject to certain limitations.

Policy SCLP5.6: Rural Workers Dwellings

Preferred option

This is the preferred option as it provides clarity, in a policy, about how applications for rural workers' dwellings will be assessed, rather than relying on guidance in the former PPS7.

Alternative Option	Reason discounted
1 No policy	Would not reflect PPS7 which is still widely used as policy on rural workers' dwellings.

Policy SCLP5.7: Infill and Garden Development

Preferred option

This is the preferred option as it sets out criteria aimed at ensuring the siting and design or infill and garden development is appropriate.

Alternative Option	Reason discounted
1 No policy.	No alternative other than 'no policy', as the policy is a development management policy covering the relevant criteria. The specific criteria are not covered in the NPPF.

Policy SCLP5.8: Housing Mix

Preferred option

In addition to requiring a mix of housing, the preferred option will ensure that a proportion of dwellings are built to accessible and adaptable standards which will help to meet the housing requirements of an ageing population.

Alternative Option	Reason discounted
1 No policy requirement for accessible and affordable dwellings (built to Part M4(2) standards)	There is a growing elderly population in Suffolk Coastal and therefore not requiring dwellings to be built to accessible and adaptable standards would not help to meet the needs of the District's population.

Policy SCLP5.9: Self Build and Custom Build Housing

Preferred option

The NPPF requires planning authorities to plan for the needs of those wishing to build their own homes and the Council recognises this as a way of diversifying the options in relation to housing mix. On larger sites there will be more scope to secure self build plots and therefore the policy requirement will help to ensure these are made available.

Alternative Option	Reason discounted
1 No policy	In this option the Council would rely on the market to provide these plots and delivery could not be guaranteed. This would generate uncertainty around the delivery of plots and a risk of non-delivery of self/custom build homes.

Policy SCLP5.10: Affordable Housing on Residential Developments

Preferred option

This is the preferred option as it will enable affordable housing to be delivered on larger sites. It also provides scope for Neighbourhood Plan groups to set lower thresholds where there is evidence of local need.

Alternative Option	Reason discounted
1 In the AONB, require affordable housing provision on sites of more than five dwellings (as per the option provided in the NPPF).	The policy enables Neighbourhood Plans to set lower thresholds where supported by local evidence of need.
2 No policy	'No policy' would be contrary to the National Planning Policy

	Framework. This option would mean Affordable Housing could not be effectively delivered and would have a negative impact on meeting the Affordable Housing need identified in the Strategic Housing Market Assessment. This would be harmful in meeting the housing needs for the whole community.
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Policy SCLP5.11: Affordable Housing on Exception Sites

Preferred option

The policy is to allow some market housing on Exception Sites to ensure that affordable housing schemes can come forward where it is necessary to provide some subsidy through market housing.

Alternative Option	Reason discounted
1 To not allow any market housing on affordable housing exception sites.	In order to bring forward affordable housing there may be instances where it is necessary to allow market housing, but the policy ensures that this is only where necessary to deliver the affordable housing.
2 No policy	Without a policy in place the delivery of affordable housing in rural settlements will be limited. This approach would not support rural communities where some growth may be needed and would be contrary to the wider objectives set out in national policy. Delivery of affordable housing would be reliant on other mechanisms such as neighbourhood plans.

Policy SCLP5.12: Houses in Multiple Occupation

Preferred option

The preferred option is to have a policy as otherwise there would be no specific criteria to consider such developments against, and the reliance would be primarily on the Residential Amenity policy which does not cover issues specific to HMOs.

Alternative Option	Reason discounted
1 No policy	A policy of no HMOs is not considered to be reasonable as it is recognised that such properties contribute to the mix of housing in the District. The NPPF does not contain the specific criteria.

Policy SCLP5.13: Residential Annexes

Preferred option

The preferred option enables the Local Plan to set out requirements which would ensure that an annex remains as such and reduces opportunities for a new separate house in inappropriate locations.

Alternative Option	Reason discounted
1 No policy	It is necessary to have a policy on residential annexes as it is a policy for development management policy covering the relevant criteria. The NPPF does not contain the specific criteria.

Policy SCLP5.14: Extensions to Residential Curtilages

Preferred option

Without a policy the reliance would be on the landscape policy however this does not cover specific issues related to residential curtilages.

Alternative Option	Reason discounted
1 No policy.	It is necessary to have a policy on extensions to residential curtilages as it is a policy for development management policy covering the relevant criteria. The NPPF does not contain the specific criteria.

Policy SCLP5.15: Residential Moorings, Jetties and Slipways

Preferred option

The preferred option is to have a policy which is relatively restrictive on development associated with houseboats, as by their nature they are in areas of the most sensitive environments of the District which need to be protected.

Alternative Option	Reason discounted
1 To support provision of new houseboats along the estuary.	A more supportive approach would not reflect the environmental sensitivities of the estuaries.
2 No policy	The policy is not covered comprehensively in the NPPF and therefore it is considered necessary to have a policy which reflects the circumstances and the environment of Suffolk Coastal.

Policy SCLP5.16: Residential Caravans and Mobile Homes

Preferred option

The policy enables the specific issues around design and siting to be considered in relation to residential caravans and mobile homes. It also reflects the change in definition of Gypsies and Travellers in that those who do not meet the definition may nonetheless present a demand for residential caravans.

Alternative Option	Reason discounted
1 No policy.	Not preferred as the policy is development management criteria which reflects the relevant issues. The NPPF does not contain these specific criteria.

Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople

Preferred option

The policy sets out criteria specific to the District including the requirement for a maximum of 8 pitches on one site which reflects the Accommodation Needs Assessment (2017)

Alternative Option	Reason discounted
1 No policy.	There would be reliance on the national Planning Policy for Travellers (2015), however this does not include the detail of policy SCLP5.17.

Policy SCLP6.1: Tourism

Preferred option

The preferred option supports the tourism economy in the district directing tourist activity to the towns of Felixstowe, Aldeburgh, Woodbridge, Framlingham, Saxmundham, Leiston, supporting the

role they play in the tourism economy of the district.

Alternative Option	Reason discounted
1 No Policy	The 'no policy' option would not provide clarity around the council's approach to tourism in the district. This could undermine the tourist economy in the district.

Policy SCLP6.2: Tourism Destinations

Preferred option

The preferred option supports the tourism economy in the district while requiring proposals to enhance the special character of the area.

Alternative Option	Reason discounted
1 No policy	The variety of attractions across the district is wide and therefore national policy would be well placed to cover proposals that may come forward. Tourism is acknowledged to be a key sector of the local and national economy and therefore relying on national policy would enable proposals to be considered on their merits which would bring greater flexibility to the decision making process. However this is not considered appropriate as the variety of attractions across the district is varied and in a district which faces many environmental challenges and capacity issues these would not be adequately considered through a national policy.
2 To have a specific policy which relates to individual attractions.	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them. However, it is not considered appropriate to include specific policies as the Local Plan needs to be flexible enough adapt to changing circumstances over the plan period and this can be achieved through a broader policy considering the entire district.

Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast

Preferred option

The preferred option supports the tourism economy in the district. The policy requires proposals to enhance the long term sustainability of the area and the conservation of the AONB.

Alternative Option	Reason discounted
1 No Policy.	A combined policy or national policy would ensure that the Local Plan takes a consistent approach to tourism opportunities across the district. However this option is not considered appropriate as the AONB is a national designation and is highlighted for greater protection and therefore appropriate to include a specific policy which places greater emphasis on the need to fully consider these areas.

Policy SCLP6.4: Tourism outside of the AONB

Preferred option

The preferred option supports the tourism economy in the district and requires proposals to be well related to existing settlements where increased visitors could help support the viability of those settlements.

Alternative Option	Reason discounted
1 No policy	A combined policy or national policy would ensure that the Local Plan takes a consistent approach to tourism opportunities across the district. However this option is not considered appropriate as the AONB is a national designation and is highlighted for greater protection and therefore appropriate to include a specific policy which places greater emphasis on the need to fully consider these areas.

Policy SCLP6.5: New Tourist Accommodation

Preferred option

The preferred option supports the tourism economy in the district. The policy requires proposals including permanent building to be located within settlement boundaries and increased visitors could help support the viability of retail business in those existing settlements.

Alternative Option	Reason discounted
1 No policy	National policy is supportive of economic generating opportunities such as tourist accommodation and these could be balanced against environmental and social considerations.
2 To restrict proposals to locations within existing settlement boundaries and strictly limit proposals which come forward outside of these locations.	Directing opportunities to areas which are well related to existing communities and services within settlement boundaries will ensure that all proposals are well served by appropriate infrastructure. However this option is discounted because it would limit the amount of opportunities that may be available across the district and potentially conflict with national policy in regards of permitted development rights for existing rural buildings. Taking an approach which limits opportunities may also restrict the range of tourist accommodation that is provided across the district and therefore reduce the overall economic contribution from the tourism sector. Not all tourism takes place within settlements and “customers” require a choice of accommodation which can be better provided by taking a more flexible approach.

Policy SCLP6.6: Existing Tourist Accommodation

Preferred option

Existing tourist accommodation supports the tourist economy in the district which has potential to generate jobs.

Alternative Option	Reason discounted
1 Remove the requirement for a sustained period of marketing from the policy.	By removing this restriction, the Local Plan would enable the change of use to happen faster and therefore not result in a “redundant” or “abandoned” use for 12 months. This option would ensure that change of use away from tourism accommodation would provide the landowner greater control over their property. However this option is

	discounted because it may lead to a rapid loss of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.
2 No policy	This option may lead to a rapid loss of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.

Policy SCLP7.1: Sustainable Transport

Preferred option

The preferred option seeks to promote the use of sustainable transport methods in new developments. This option will help promote healthier lifestyles and reduce pollution by promoting walking and cycling

Alternative Option	Reason discounted
1 No policy	There is national planning policy support for sustainable transport measures. However, a lack of local policy would reduce clarity.

Policy SCLP7.2: Parking Proposals and Standards

Preferred option

The policy set out the approach to vehicle parking and encourages sustainable modes of transport, including support for park and ride. The policy also supports the provision of infrastructure associated low emissions vehicles.

Alternative Option	Reason discounted
1 No policy	National policy does not detail parking standards. This could potentially lead to uncontrolled parking throughout the district and could bring into question the sustainability of the plan.

Policy SCLP8.1: Community Facilities and Assets

Preferred option

The policy supports the provision of new community facilities and resists the loss of any existing facilities. The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation.

Alternative Option	Reason discounted
1 To only protect community facilities and assets which are designated as assets of community value.	Since 2011 the number of community facilities and assets protected under this legislation has increased and demonstrates the importance of these to the local community. Protecting them further through Local Plan policy would provide additional support for their retention should they come forward for redevelopment/reuse. Placing greater protection on assets of community value will highlight those services and facilities which the local community consider the most important.

2	No Policy.	No policy would enable greater flexibility in respect of reuse and conversion of facilities and assets across the district. A no policy option would ensure that speedier decisions can be made on the future of assets and buildings and reduce the amount of time that buildings stand vacant for when subject to proposals for reuse or conversion. Not having a policy to protect these facilities could result in the loss of some valued local services and facilities which may be detrimental to the creation of healthy communities across the district and result in local residents having to travel further (than currently) to access local services and facilities.
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Policy SCLP8.2: Open Space

Preferred option

This preferred option seeks to increase the provision of open space in the District, and also resists the loss of existing open space. This option will protect residential amenity and support residential development policy also helps encourage healthy lifestyles by increasing the provision of open space in the District

	Alternative Option	Reason discounted
1	No Policy.	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England the organisations such as Fields in Trust.

Policy SCLP8.3: Allotments

Preferred option

This policy supports the provision of new allotments, well related to existing settlements. These can provide important social and recreational opportunities. This policy also supports and the retention of existing facilities.

	Alternative Option	Reason discounted
1	Only protect statutory allotments as they are afforded greater protection by national legislation.	Statutory allotments are generally operated and managed by Town and Parish Councils for the benefit of the local community. Government guidance includes many legal and policy safeguards to ensure that the disposal of allotment land is properly and thoroughly handled by the Secretary of State and having a Local Plan policy which supports the protection of statutory allotments would give greater protection to these statutory designations.
2	No policy.	Allotments provide a community facility and help encourage healthy communities and therefore are considered to be a community facility. Having no specific policy would demonstrate that the Council considers it appropriate to protect all community facilities. However this option is not considered appropriate because allotments can at times come under pressure for redevelopment, especially when they are within settlement boundaries as outlined through consultation responses. Therefore it is considered relevant to include a specific policy for this land use.

Policy SCLP8.4: Digital Infrastructure

Preferred option

The preferred option supports the provision of improved digital infrastructure across the district. The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district as well as increasing opportunities for home working and reducing the need to travel to access services.

Alternative Option	Reason discounted
1 To strictly resist the provision of digital infrastructure in sensitive locations such as conservation areas, listed buildings or areas of distinct landscape character.	Placing this restriction in the policy would ensure that the most protected and valuable locations across the district are retained and not influenced by the operational requirements from digital infrastructure providers.
2 No policy.	The 'no policy' option and reliance on national policy is not considered appropriate as the council considers it necessary to have a role in influencing the provision of digital infrastructure across the district.

Policy SCLP9.1: Low Carbon & Renewable Energy

Preferred option

The preferred option seeks to promote the use of renewable energy sources on new developments. This will reduce the impact of climate change on the District in the long term. This option could also help maintain the quality of the landscape as it states that technology should be removed from any site once it is no longer in use.

Alternative Option	Reason discounted
1 The Council will identify areas suitable for renewable or low carbon energy in the Local Plan or any Action Area Plan.	This may lead to overlooking of issues that may be distinct to a particular locality, which would be better addressed through a more localised process such as the Neighbourhood Plan process and/or the planning permission process.
2 No policy	This option would rely solely on national policy in determining planning applications. It does not provide clarity on local requirements such as community support for schemes and the decommissioning of redundant technology.

Policy SCLP9.2: Sustainable Construction

Preferred option

The preferred option seeks to encourage the use of sustainable construction methods in developments of more than 10 dwellings. This option will help reduce building emissions and therefore the impact of climate change.

Alternative Option	Reason discounted
1 No policy.	Having no policy for Sustainable Construction would lead to a reliance on the implementation of the Building Regulations, and would also possibly lead to the implementation of lower energy efficiency standards.

Policy SCLP9.3: Coastal Change Management Area

Preferred option

The preferred option seeks to prevent development from occurring in areas at risk of coastal erosion and help development that may currently be at risk. This option will prevent new development from coastal erosion for the foreseeable future and will help with the implementation of the Shoreline Management Plan.

Alternative Option	Reason discounted
1 Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated.	It is considered that schemes for coastal defences can be best assessed as part of a strategic approach through the review of a shoreline management plan where the cumulative effects along the coastline can be assessed. Considering proposals on a piecemeal basis may undermine a strategic approach to the protection and management of the coastline.
2 No policy.	No local policy would be contrary to national planning policy. A lack of policy at a local level would reduce clarity as to where it would be appropriate to allow development with respect to the risk of coastal change.

Policy SCLP9.4: Coastal Change Rollback or Relocation

Preferred option

The preferred option aims to help development that is currently at risk of coastal erosion. This option will help develop new homes in the District for those who are currently at risk of erosion and will help maintain the character and quality of the affected areas.

Alternative Option	Reason discounted
1 No policy.	National planning policy provides support for the relocation of property affected by coastal change. However, a lack of clarity at a local level would likely mean it would be more difficult for property owners to find suitable land to relocate to. This would negatively impact on the ability of communities to adapt to coastal change.

Policy SCLP9.5: Flood Risk

Preferred option

The preferred option seeks to prevent development from occurring in areas of high flood risk and to mitigate any potential flood risk that could occur on sites.

Alternative Option	Reason discounted
1 No policy.	This option would rely on national planning policy in the determination of planning applications. The sequential and exceptions test would still apply. The preferred option adds detail to site specific flood risk assessment requirements which is not available in national policy. The preferred option assists Neighbourhood Planning groups in bringing forward sites by giving

guidance on the application of flood policy.

Policy SCLP9.6: Sustainable Drainage Systems

Preferred option

The preferred option requires the inclusion of sustainable drainage systems into new developments which will help mitigate the risk of increased surface water flooding and maintain water quality.

Alternative Option

Reason discounted

1	No policy.	This option would rely on national planning policy to implement SuDs in new development.
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Policy SCLP 9.7: Holistic Water Management

Preferred option

The preferred option provides clarity as to the requirements for water and wastewater infrastructure in large new developments. This will help maintain water quality.

Alternative Option

Reason discounted

1	No policy.	The current Local Plan does not specifically address Holistic Water Management, nor does national planning policy. Therefore, this alternative policy would not provide any clarity and would not ensure that developments include holistic water management practices.
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Policy SCLP10.1: Biodiversity and Geodiversity

Preferred option

The preferred option directly seeks to protect areas of biodiversity and geodiversity value. The preferred option also acts to protect and the landscape.

Alternative Option

Reason discounted

1	Developments of 10 or more dwellings or development that equates to 1,000 sq. m should include measures to create new habitats and enhance wildlife corridors.	The second part of this policy effectively creates a trigger for when development would be required to include biodiversity and geodiversity measures. However, it wouldn't enable opportunities to be taken for enhancements for biodiversity across all developments, reflecting that opportunities for enhancements are relevant to location as much as scale.
2	No policy	Not having a local policy on biodiversity could mean that locally designated biodiversity sites and locally identify biodiversity action plan species could be harmed by development. There would also be less clarity about securing biodiversity improvements on sites.

Policy SCLP10.2: Visitor Management of European Sites

Preferred option

The Council is currently finalising a Recreational Avoidance and Mitigation Strategy in tandem with neighbouring authorities. The policy has been created in order to facilitate the implementation of this.

Alternative Option	Reason discounted
1 No policy	This could potentially lead to development having a significant adverse effect on designated European sites.

Policy SCLP10.3: Environmental Quality

Preferred option

The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to air water quality and requires proposals to consider impacts on soils and agricultural land.

Alternative Option	Reason discounted
1 No policy	The lack of local policy setting out a clear commitment to ensuring a high quality environment across the district could lead to negative environmental impacts which is inextricably linked health.

Policy SCLP10.4: Landscape Character

Preferred option

The preferred option aims to protect the distinctiveness of landscapes across the District. This option would provide protection to many sensitive areas in the District, which will have effects on the protection of biodiversity in the District as many of these areas are biodiversity rich.

Alternative Option	Reason discounted
1 To update Special Landscape Areas based on up to date evidence of the types of landscapes and combinations of features.	Such an approach would require categorically and robustly delineating boundaries. This is challenging in terms of consistency with up to date evidence and current national policy particularly in relation to the application of landscape character assessment.
2 No policy	This option will provide protection for the Area of Outstanding Natural Beauty which is a statutory designation and the Heritage Coasts (non-statutory designation) as these are covered in national planning policy. However, without a local policy, landscapes which may be important at the local level which are undesignated could be harmed by development

Policy SCLP10.5: Settlement Coalescence

Preferred option

The preferred option protects areas of open space between settlements that allow them to retain their individual identities. This will add protection to distinctive landscapes and townscapes as it will prevent smaller settlements from converging with larger settlements and losing their identity.

Alternative Option	Reason discounted
1 To emphasise gaps between settlements through other policies such as countryside policy, design and strategy.	Some reliance would be placed on other designations such as nature conservation and open space designations to maintain gaps between settlements.
2 No policy	No policy on the coalescence of settlements could lead to the merging together of settlements or

undermining the openness between settlements which would negatively impact the individual character and identity of settlements.

Policy SCLP11.1: Design Quality

Preferred option

The preferred option ensures that development will have a high design quality, respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape, townscape and the local vernacular. The policy ensures the delivery of good quality housing designed to meet a range of needs. Building for Life 12 seeks housing types and tenures that meet local needs.

Alternative Option	Reason discounted
1 Place greater emphasis on the Building for life guidelines and expand the requirement to cover all developments, emphasising the need to avoid 'red outcomes'.	This is discounted because of potential impacts on viability and the principles apply more readily to larger developments.
2 No policy	This option relies solely on national planning policy and applies no local distinctiveness.

Policy SCLP11.2: Residential Amenity

Preferred option

The policy sets out the different indicators the Council will assess in relation to residential amenity and the policy has been taken forward as a result of its all encompassing approach.

Alternative Option	Reason discounted
1 No policy.	Having a local policy confirms the Council's positive approach towards conservation and helps provide clarity for developers and neighbourhood plans and development orders.

Policy SCLP11.3: Historic Environment

Preferred option

The preferred option provides protection for heritage assets and their settings. This will help provide clarification of the protection for the overall historic environment of the District. As such the option will have positive effect on the landscapes and townscapes and historical assets.

Alternative Option	Reason discounted
1 No Policy.	The effect of this option would not be significantly different from the preferred option in the Final Draft Local Plan as heritage assets are given protection in national planning policy.

Policy SCLP11.4: Listed Buildings

Preferred option

This policy will conserve and enhance Listed Buildings which are an integral part of the historic environment. The policy provides a degree of certainty to owners and developers of Listed Buildings and assists in the maintenance and appropriate reuse of such buildings.

Alternative Option	Reason discounted
1 No Policy.	The removal of a Local Plan Policy dealing with listed buildings would mean there was no locally specific guidance on alterations to listed buildings. Listed buildings would continue to be protected under national legislation and applications affecting listed buildings would be determined using the NPPF but without any local context.

Policy SCLP11.5: Conservation Areas

Preferred option

The preferred option will provide further protection for conservation areas found in the District. This will enhance the overall protection of the historic environment of the District as these areas make up large parts of this environment. It will also protect the landscape of the District as conservation areas add to the overall attractiveness of the District.

Alternative Option	Reason discounted
1 Apply Article 4 Directions to all Conservation Areas within the district and revoke permitted development rights.	Although this would allow for tighter control of development within Conservation Areas, it would also inhibit or discourage development from coming forward in Conservation Areas.
2 No policy	National planning policy provides protection for all heritage assets including conservation areas. However, the extra local guidance within the preferred option helps ensure the integrity of conservation areas is maintained and enhanced through specific local guidance

Policy SCLP11.6: Non-Designated Heritage Assets

Preferred option

The preferred option provides greater protection for non-designated heritage assets. This will enhance the overall protection of the historic environment in the District by preventing unsuitable development from harming these assets which contribute towards this environment.

Alternative Option	Reason discounted
1 No Policy.	National planning policy does provide some protection for non-designated heritage assets. However, a local policy helps provide clarity on when development will be appropriate with respect to impact on these assets. A lack of local policy could mean limited protection for locally important historic buildings. As a result the appearance of historic areas and the general townscape and landscape could be damaged. This could also impact upon the economy with regard to the tourism sector.

Policy SCLP11.7: Archaeology

Preferred option

The preferred option will provide locally specific protection to archaeological remains found in the

District. This will further protect the historic environment as archaeological remains are key contributors to the historic landscape.

Alternative Option	Reason discounted
1 No Policy	Archaeology would be considered based on NPPF policy. A lack of local policy could result in the loss of important local sites of archaeological interest and may lead to loss of opportunity to record or preserve historical items.

Policy SCLP11.8: Parks and Gardens of Historic or Landscape Interest

Preferred option

The policy clearly sets out the approach for protecting historic parks and gardens in the district which contribute positively to register of heritage assets in the district. There are also landscape benefits to this policy.

Alternative Option	Reason discounted
1 No Policy	This would rely on other policies relating to designated and non-designated heritage assets to provide the same level of protection to these parks and gardens.

Policy SCLP11.9: Areas to be protected from development

Preferred option

This preferred option will help protect important open areas within or adjacent to settlements which are often used for informal recreation and social interactions. These often form an integral part of the character of the settlement. These areas often have biodiversity value and can contribute to the setting of heritage assets.

Alternative Option	Reason discounted
1 No policy	Areas to be protected from development provide greater certainty over particular areas that are important to local communities and should not be developed, and it is therefore considered appropriate to retain these.

Policy SCLP11.10: Newbourne- Former Land Settlement Association Holdings

Preferred option

The preferred option recognises the unique character of Newbourne and supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely affected.

Alternative Option	Reason discounted
1 Retain policy as written in site allocations	It is considered appropriate to amend the policy to reflect the current circumstances and the fact that some of the agricultural and horticultural uses have become redundant but that there might be opportunities for some small scale employment uses on these sites rather than these lying vacant.
2 No policy	Due to the unique characteristics it is considered appropriate to have a specific policy for Newbourne.

Policy SCLP12.1 Neighbourhood Plans

Preferred option

The preferred option will provide some certainty for Neighbourhood Plan groups in terms of the level of growth they will need to plan for, and is reflective of the proposed changes to the NPPF in this respect.

Alternative Option	Reason discounted
1 No policy	The NPPF requires Local Plans to identify housing figures for designated Neighbourhood Plan areas, and therefore not having a policy would be inconsistent with the NPPF.

Policy SCLP12.2 Strategy for Felixstowe

Preferred option

The preferred option seeks to expand and diversify employment opportunities in the area and maintain the viability of the town centre and district centres. This approach has potential to increase job availability in the area. The policy identifies the need to deliver dwellings targeted at the aging population and the policy highlights a desire to enhance quality of life for existing residents and visitors. Flooding is highlighted as an issue and the policy encourages partnership working to manage and mitigate this. The policy highlights the environmentally sensitive landscapes around Felixstowe and seeks to protect these from development as well as retaining and protecting the historic character of the town.

Alternative Option	Reason discounted
1 No policy (alternative growth strategies are set out under policy SCLP3.2above)	Having no policy would not provide the clarity on the approach within the plan to Felixstowe.

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

Preferred option

The preferred option provides a scale of development that will enable comprehensive development of the area to the north of Felixstowe whilst providing green infrastructure and providing and appropriate transition to the countryside and AONB beyond.

Alternative Option	Reason discounted
1 To incorporate a lower number of dwellings ((total of 1,500 dwellings including the 560 permitted at Candlet Road)	Developing a smaller area of land would miss the opportunity to take a masterplanned approach to development at the North Felixstowe Garden Neighbourhood.
2 To incorporate a higher number of dwellings	Incorporating a higher level of dwellings would provide fewer opportunities for green infrastructure on the site and would likely provide less of a buffer with the AONB to the north of the site.
3 To provide for development in Felixstowe on a number of smaller sites around the town.	There are not sufficient alternative suitable, available and deliverable sites to accommodate this level of growth, and this approach would not provide opportunities to secure infrastructure improvements (e.g. provision of a new leisure centre).

Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty or important views of the Deben Estuary.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.5: Land at Brackenbury Sports Centre

Preferred option

The site is well located within the heart of the town and offers an opportunity provide residential development including affordable housing subject to the delivery of a high quality leisure centre in the North Felixstowe Garden Neighbourhood (site allocation: SCLP12.3). Proposals will also be expected to retain and enhance walking and cycling connections through the site, and green spaces and play spaces.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.6: Land at Sea Road, Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The site provides an opportunity o provide mixed use development in a prime location on the sea front

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.7: Port of Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The Port plays a key role in the economy of the District as well contributing to the sub-regional, national and international economies. As well as the operations within the Port itself, many businesses and organisations rely on the activities of the port for their own operations, such as shipping, logistics, distribution and transport companies which are common across the southern part of Suffolk Coastal.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.8: Land at Bridge Road, Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). Land at Bridge Road Felixstowe is to be retained as an employment area. The area was identified within the 2001 Local Plan and is still appropriate to protect for employment purposes. Retention of existing operations on this site is essential as this site provides employment opportunities in a location which is well related to Felixstowe Town Centre, as well as some small scale units which serve a variety of needs.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.9: Land at Carr Road/ Langer Road, Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). The land at Carr Road / Langer Road is an existing employment allocation to be carried over from the 2001 Local Plan. Retention of this site is essential as it continues to provide a wide range of business activities which offer services and opportunities required to widen the economic base across the Felixstowe Peninsula.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.10: Land at Haven Exchange, Felixstowe

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). Land at Haven Exchange was allocated as part of a general employment area in the 2001 Local Plan. Since that allocation, the site has been subject to various planning applications and proposals which retain the employment uses on the site as well as other uses which create jobs.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.11: Felixstowe Ferry and Golf Course

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Felixstowe Ferry and Gold Course area.

Alternative Option	Reason discounted
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1	To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Felixstowe Ferry and Golf Course area.
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Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Felixstowe Ferry Golf Club to Cobbolds point area.

Alternative Option	Reason discounted
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1	To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Felixstowe Ferry Golf Club to Cobbolds point area.
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Policy SCLP12.13: Cobbolds Point to Spa Pavilion

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Cobbolds Point to Spa Pavilion area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Cobbolds Point to Spa Pavilion area.

Policy SCLP12.14: Spa Pavilion to Manor End

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Spa Pavilion to Martello Park area, and also provides policy relevant to the future of the leisure centre site in anticipation of this being replaced by a new centre on the North Felixstowe Garden Neighbourhood.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Spa Pavilion to Martello Park area.

Policy SCLP12.15: Manor End to Landguard

Preferred option

The policy is carried forward as it sets out criteria reflecting the unique circumstances at the Martello Park to Landguard area.

Alternative Option	Reason discounted
1 To not carry the policy forward	The policy remains valid, and reflects the unique local circumstances of the Martello Park to Landguard area.

Policy SCLP12.16: Felixstowe Leisure Centre

Preferred option

The existing leisure centre at Felixstowe is coming to the end of its operational life and requires redevelopment to continue to serve the needs of the local community and visitors to the area. The site is in a high profile location on the seafront and the relocation of this use as part of the Felixstowe Garden Neighbourhood development presents a unique 'once in a generation' opportunity to enhance the area and deliver a modern and imaginative attraction.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.17: Tourism Accommodation in Felixstowe

Preferred option

The preferred option provides clarity over the support provided to holiday accommodation in Felixstowe.

Alternative Option	Reason discounted
1 No policy	There would not be clarity on where holiday accommodation would be supported in Felixstowe. Providing a positive policy will help to strengthen the role of Felixstowe as a visitor destination.

Policy SCLP12.18: Strategy for Communities surrounding Ipswich

Preferred option

The preferred option provides clarity on the role of communities neighbouring Ipswich in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Aldeburgh. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option	Reason discounted
1 No policy – note that alternative strategies are considered in relation to policy SCLP3.2	Having no policy would not provide the clarity on the approach within the plan to the communities surrounding Ipswich.

Policy SCLP12.19: Brightwell Lakes

Preferred option

The preferred option of including a policy acknowledges that subsequent planning applications will be submitted in relation to Brightwell Lakes.

Alternative Option	Reason discounted
1 No policy	The policy is largely carried over from the Core Strategy, but is updated to reflect elements of the scheme that have evolved, such as provision of heath facilities. Whilst outline permission is now granted, it is necessary to have a policy basis for considering any subsequent applications that are submitted.

Policy SCLP12.20: Land at Felixstowe Road

Preferred option

The site can provide economic opportunities which are targeted at the Business and Professional Services sectors. The site is well related to the A12 and the A14 and in a part of the District which provides good access to Ipswich.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.21: Ransomes, Nacton Heath

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017) The site is allocated for employment uses. The site represents the final phased area of development of the Ransomes Business Park/Ransomes Europark. Outline planning permission was granted in June 2018 for B8 development under application DC/17/4527/OUT which relates to 26.6ha of the site. The site will assist in providing employment land in a well established employment area with easy access to Ipswich and the wider area via the A14.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.22: Recreation and Open Space in Rushmere

Preferred option

Policy protects existing sports pitches, encourages outdoor recreation and sports and therefore could have positive impacts on improving the health of residents. In protecting the existing sports and recreation facilities at the site, the policy also limits the loss of green, undeveloped land which in turn could have a positive impact on biodiversity.

Alternative Option	Reason discounted
1 No policy	The policy provides clarity in relation important open spaces which would not be specifically defined or addressed elsewhere.

Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

Preferred option

The preferred option is to keep the policy acknowledging that in relates to mitigation associated with the Habitats Directive.

Alternative Option	Reason discounted
1 No policy	The country park at Ipswich Garden Suburb is required to mitigate recreational pressure on internationally protected sites and therefore exclusion of the policy may not meet the requirements of the Habitats Directive.

Policy SCLP12.24: Land at Humber Doucy Lane

Preferred option

Land at Humber Doucy Lane is allocated for development of 150 dwellings, alongside land in Ipswich Borough. The Ipswich Borough boundary is tightly drawn and to assist with enabling the housing need for Ipswich to be met within the Borough, land at Humber Doucy Lane within Suffolk Coastal District is identified as an allocation for housing development which would come forward as part of a masterplanned approach including land within Ipswich Borough.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham

Preferred option

The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period. The existing buildings on the site are becoming dated and are unlikely to provide the high quality office space which would meet modern day needs. This provides an opportunity to plan positively to deliver dwellings and community uses on a brownfield site. The site is well connected to the Martlesham Heath District Centre by existing walking and cycling infrastructure that could be enhanced through redevelopment of the site.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.26: Strategy for Aldeburgh

Preferred option

The preferred option provides clarity on the role of Aldeburgh in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Aldeburgh. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option	Reason discounted
1 No policy (alternative growth strategies are set out under policy SCLP3.2 above)	Having no policy would not provide the clarity on the approach within the plan to Aldeburgh.

Policy SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). The site provides an opportunity to delivery some market housing along with care home provision which is important to meeting the needs of older people.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.28: Strategy for Saxmundham

Preferred option

The policy seeks to expand and diversify employment opportunities in the town and enhance the viability of the town centre. This approach has potential to increase job availability in the area. The overall strategy highlights the creation of garden neighbourhood to the south of the town with significant opportunities to deliver a range of new housing with associated infrastructure. The provision of improved pedestrian and cycling links may encourage more sustainable modes of transport which could have health benefits. The policy highlights the benefits of the railway that serves the town and the easy access to the A12. The policy specifically seeks to improve the quality of life through enhancements to green infrastructure. Depending on the level of growth there may be requirements for additional infrastructure which could include education facilities. The policy specifically seeks to retain and protect the historic character of the town.

Alternative Option	Reason discounted
1 No policy	Having no policy would not provide the clarity on the approach within the plan to Saxmundham.

Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Preferred option

The policy enables the mix of uses to be delivered in Saxmundham within the principles of Garden Neighbourhoods whilst reflecting the conclusions of the Heritage Impact Assessment through avoiding development in the area between the tree belt running north-south to the east of the railway and the B1121. The proposed allocation would enable the development to come forward as a comprehensive development. Locating the development to the south of Saxmundham also reflects the conclusions of the transport modelling in that development to the east of Saxmundham would have a greater impact on the crossroads in the town centre

Alternative Option	Reason discounted
Note alternative strategies for the District are considered under options for policy SCLP3.2 above	
1 Development on the Southern half of 435, 559 and northern half of 714	This option was considered as part of the assessment of options to inform the First Draft Local Plan. As the northern part of site 435 originally submitted is not available during the lifetime of this Local Plan there is not scope to consider a comprehensive development elsewhere in the town. Development across different

		locations would not provide the opportunity for a master planned approach to delivery of infrastructure.
2	Development on sites 714 and 715	This option was considered as part of the assessment of options to inform the First Draft Local Plan. Development on sites 714 and 715 only would reduce the gap between Saxmundham and Benhall and would mean that those residents in the south of the site would be more remote from services and facilities in Saxmundham.
3	Development of site 1012 only	This option was considered as part of the assessment of options to inform the First Draft Local Plan. The eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham through the existing residential area. The site is also intersected by the B1121 which would lead to less scope to develop the site as one community.
4	Development on a number of smaller sites in Saxmundham	This option was considered as part of the assessment of options to inform the First Draft Local Plan. There are not sufficient smaller sites to provide the quantum of growth to reflect the strategy for the District. This approach would also not provide opportunities for a masterplan approach to the delivery of infrastructure.
5	Development of a lower number of dwellings	This option was considered as part of the assessment of options to inform the First Draft Local Plan. This would not provide the scale to support provision of a new school
6	Development of a higher number of dwellings	This option was considered as part of the assessment of options to inform the First Draft Local Plan. A greater number of dwellings would mean that the site is likely to extend further southwards, reducing the gap between Saxmundham and Benhall.
7	The northern parts of sites 714, 717 and 1012, as set out in policy SCLP12.26	This option was selected as the preferred option at First Draft Local Plan stage as it would provide an opportunity to create an integrated community to the south of Saxmundham of a scale which would deliver a new primary school, but which also ensures that there is no coalescence between Saxmundham and Benhall and protects the more sensitive landscapes to the east of the B1121.
8	Development on the Southern half of 435, 559 and northern half of 714 (Amended site 435)	The Landscape Sensitivity Assessment identifies the area to the east of Saxmundham as being sensitive. In this option, the tree line which runs north-south through the site to the east of Saxmundham is considered to form the eastern extent of the built development. The transport modelling has also shown that development to the east of the town will have a greater impact upon the capacity of the crossroads. This approach would also result in a 'split' site for the Garden Neighbourhood development.

Policy SCLP12.30: Land north-east of Street Farm, Saxmundham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.31: Strategy for Woodbridge

Preferred option

The preferred option provides clarity on the role of Woodbridge in relation to the strategy for the District which would be considered alongside other policies in the plan in relation to proposals for development in Woodbridge. The policy reflects the strategy for the District set out under policy SCLP3.2.

Alternative Option

Reason discounted

1	No policy – note that alternative strategies are considered in relation to policy SCLP3.2	Having no policy would not provide the clarity on the approach within the plan to Woodbridge.
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Policy SCLP12.32: Formal Council Offices, Melton Hill

Preferred option

The site presents an opportunity to re-use a previously developed site to provide a high quality, high density development, providing predominantly smaller dwellings in a flatted scheme. The development could also incorporate community and complementary uses, of a scale that does not have a significant impact on the town centre.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.33: Land at Woodbridge Town Football Club

Preferred option

The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location within the town, which is accessible by non-car modes of transport.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.29: Strategy for Rural Areas

Preferred option

The policy seeks to deliver opportunities for employment development in rural areas. This could lead to increased job creation. The policy targets new residential development to meet local needs and the policy identifies the need to deliver dwellings that help sustain rural communities and provide a mix of housing choice. The policy highlights the need to protect designated habitats and manage increased visitor pressure on European protected sites. The policy also seeks to deliver biodiversity enhancements. The policy seeks enhancement of heritage assets and the protection

and enhancement of the AONB and locally important landscapes. The policy seeks to deliver improvements to connectivity and accessibility and continued improvements to high speed broadband and mobile phone coverage.

Alternative Option	Reason discounted
1 No Policy	Having no policy would not provide the clarity on the approach within the plan to the rural areas.

Policy SCLP12.35: Land at Innocence Farm

Preferred option

The site represents a significant employment allocation to support the viability of the Port of Felixstowe that is well connected to the A14 and railway line. Proposals are expected to provide port related functions, although ancillary uses complementary to the port related functions will be supported where necessary. Significant landscape will be required to mitigate any visual impacts.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.36: Former Airfield, Debach

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.37: Carlton Park, main Road, Kelsale cum Carlton

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment. It is the only significant industrial estate in the Saxmundham locality and is particularly important given the amount of new residential development permitted in and around the town.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.38: Levington Park, Levington

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment. The policy protect the existing uses on the site while managing any future development so as to minimise impacts on the surrounding rural character and sensitive landscapes.

Alternative Option	Reason discounted
See table of alternative site options	

Policy SCLP12.39: Land at Silverlace Green (former airfield), Parham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.40: Former Airfield, Parham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.41: Bentwaters Park, Rendlesham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.42: Riverside Industrial Estate, Boarder Cot Lane, Wickham Market

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site continues to provide an important source of local employment.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.43: Land to the East of Aldeburgh Road, Aldringham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.44: Land south of Forge Close between Main Road and Ayden, Benhall

Preferred option

The site is identified as an allocation (Policy SCLP12.44). Development of the site is consistent with the strategy of the Local Plan in terms of focusing growth on the A12 corridor. Issues identified in relation to development of the site include addressing a small area of surface water flooding on

the site and potential biodiversity value; however it is considered that these can be addressed.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham

Preferred option

Site identified as potentially suitable in SHELAA and as an allocation in the Final Draft Local Plan (site allocation: SCLP12.45). The site is considered to represent a logical extension to the settlement.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.46: Land South of Station Road, Campsea Ashe

Preferred option

Site identified as potentially suitable in SHELAA and as an allocation in the Final Draft Local Plan (site allocation: SCLP12.46). The site offers good transport connectivity, situated near to the A12 and Wickham Market train station, reflecting the strategy of the Local Plan.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.47: Land Behind 15 St Peters Close, Charsfield

Preferred option

Site identified as potentially suitable in SHELAA and as an allocation in the Final Draft Local Plan. The site is aligned with the Local Plan Strategy to deliver moderate growth in the rural areas. Proposals are expected to be sympathetically designed acknowledging the nearby heritage asset, provide pedestrian connectivity to the recreation grounds, and retain and enhance the trees and hedgerows where possible.

Alternative Option

Reason discounted

See table of alternative site options below

Policy SCLP12.48: Land to South of Darsham Station

Preferred option

Site identified as potentially suitable in SHELAA and a preferred site in the Final Draft Local Plan. This area is important to the success of the Local Plan Strategy and aligns with the identified growth strategy along the A12 corridor. The location benefits from a number of services and therefore, developing a community in this location will help to support local businesses situated in the area and aid the access to services for future residents. The site also benefits from comparatively significant transportation infrastructure such as the A12 and Darsham Train Station.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.49: Land North of the Street, Darsham

Preferred option

Site identified as potentially suitable in SHELAA and a preferred site in the Final Draft Local Plan. The site is situated within the built structure of the settlement and acts as an infill development between existing

development on three sides, rather than an extension to the village.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.50: Land off Laxfield Road, Dennington

Preferred option

Site identified as potentially suitable in SHELAA and as an allocation in the Final Draft Local Plan. The site, North of Dennington Primary School, extends the existing allocation East. Proposals will be expected to provide affordable housing, provision of footpath, retain hedgerow along Laxfield Road frontage, provide 0.7ha for school drop off area, and create a well designed scheme sympathetic to Dennington Conservation Area.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.51: Land to the South of Eyke CoE Primary School and East of the Street, Eyke

Preferred option

The site, situated South of Eyke Primary School is expected to provide affordable housing, provide self built plots, provide extension to school car park, and be designed sympathetic to the AONB.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh

Preferred option

Site identified as potentially suitable in SHELAA and as an allocation in the Final Draft Local Plan. The allocation reflects the dispersed growth strategy taken in the Local Plan. Concerns over landscape impact were raised in relation to site 1119 which was proposed for allocation in the First Draft Local Plan and it is considered that the allocation of this site as an alternative addresses those concerns.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.53: Land south of Ambleside, Main Road, Kelsale cum Carlton

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.54: Land North of The Street, Kettleburgh

Preferred option

Site identified as potentially suitable in SHELAA. Development of the site accords with the Local Plan Strategy of delivering moderate growth in the rural areas of the District. The allocation expects proposals to provide affordable and market housing fronting The Street in keeping with the built form and character of the village, retain hedgerows and trees bordering the site, and retain and enhance Kettleburgh village sign which is situated on the site fronting The Street.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.55: Land to the Rear of 31-37 Bucklesham Road, Kirton

Preferred option

The settlement is located with good connectivity to nearby major centres and employment areas. The site is well related to the centre of the village, and development provides an opportunity to provide affordable housing, and retain hedgerows and trees bounding the site.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.56: Land at School Road, Knodishall

Preferred option

Development of the site accords with the Local Plan Strategy of delivering moderate growth in the rural areas of the district. The site represents a logical extension to the settlement.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.57: Land at Bridge Road, Levington

Preferred option

Levington benefits from being relatively close to major centres and key employment areas. The site represents a logical extension to the settlement.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.58: Land North of Mill Close, Orford

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with reasonable access to services.

Alternative Option

Reason discounted

See table of alternative site options

Policy SCLP12.59: Land Adjacent to Swiss Farm, Otley

Preferred option

Site identified as potentially suitable in SHELAA. Following consultation on the First Draft Local Plan the site is identified as an allocation in place of sites 465 and 764. Consultation responses identified preference for a site better related to the centre of the village and the services and facilities.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.60: Land Adjacent to Farthings, Sibton Road, Peasenhall

Preferred option

Site identified as potentially suitable in the SHELAA. Whilst the site as a whole is considered an important open space upon entering the village in response to consultation feedback on the First Draft Local Plan part of the site has been identified as an allocation in the Final Draft Local Plan (Policy SCLP12.60),

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.61: Land Between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

Preferred option

The site is situated within Pettistree Parish but well related to Wickham Market. Proposals will be expected to make provision for affordable housing, a mix of housing with a proportion suitable for older people, open space, and pedestrian connectivity into the village.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.62: Land West of Garden Square, Rendlesham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.63: Land East of Redwald Road, Rendlesham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option	Reason discounted
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See table of alternative site options	
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Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

Preferred option

This allocation is carried forward from the Felixstowe Peninsula Area Action Plan (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option	Reason discounted
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See table of alternative site options	
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Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

Preferred option

The site is well located within the settlement. Proposals are expected to provide affordable housing, 2.2ha of land for primary school and early years learning setting, self build plots, and provide open space.

Alternative Option	Reason discounted
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See table of alternative site options	
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Policy SCLP12.67: Land off Keightley Way, Tuddenham

Preferred option

The allocation follows the Local Plan Strategy in delivering moderate growth in the rural areas in the district. The site is located with access via Keightley Way, and proposals will be expected to provide pedestrian links to the playing fields to the east of the site. Proposals will also be expected to provide affordable housing, and retain existing trees and hedgerows bounding the site.

Alternative Option	Reason discounted
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See table of alternative site options	
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Policy SCLP12.68: Land south of Lower Road, Westerfield

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with good access to services.

Alternative Option	Reason discounted
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See table of alternative site options	
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Policy SCLP12.69: Land west of the B1125, Westleton

Preferred option

Development of the site is consistent with the Local Plan strategy for growth in terms of delivering some residential development in the more rural areas of the District. The SHELAA identified flood risk, and landscape impacts as constraints. However, it was also considered that these should not preclude development and instead should act to ensure high quality design acknowledges these constraints and seeks appropriate mitigation measures. Proposals are expected to demonstrate the provision of a gateway development into the village, and provide a mix of dwellings including those suitable for older people and affordable housing.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

Preferred option

Development of the site is consistent with the Local Plan strategy for growth in terms of delivering some residential development in the more rural areas of the district. The SHELAA identifies a number of issues, all of which can be mitigated. The site also received public support during the First Draft Local Plan consultation. Proposals are expected to provide affordable housing, enhance pedestrian rights of way and connectivity with the village and be designed sensitively within the countryside setting.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.71: Mow Hill, Witnesham

Preferred option

Open countryside to the East, and a Grade II Listed Building to the north west will need consideration for any proposals to be successful. Proposals will be expected to provide affordable housing, retain hedgerows and trees bounding the site, provide a footpath to the road frontage, and provide a well designed scheme acknowledging the nearby heritage asset.

Alternative Option	Reason discounted
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See table of alternative site options

Policy SCLP12.72: Land at Street Farm, Witnesham (Bridge)

Preferred option

This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017). This site has not been developed and continues to provide opportunities to new housing in a location with reasonable access to services.

Alternative Option	Reason discounted
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See table of alternative site options

Alternative Sites

- 6.6 Full appraisals of the alternative site options area set out in Appendix D. In certain circumstances there are also strategy reasons why a site might not be taken forward in the Local Plan. These are set out in the table below and should be read in conjunction with the full appraisals set at in Appendix D. Note that the Sustainability Appraisal assesses those sites which are identified as potentially suitable in the Strategic Housing and Employment Land Availability Assessment.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
Aldeburgh				
402	Land to the west of Hall	0.91	Housing and Open space	Site is identified as potentially suitable in the SHELAA – There are a number of issues identified in relation

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Farm Lane			to this site including access, flood risk, landscape and townscape. In particular access may limit the potential for the site to be developed. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
642	Land adjacent to 1 Crescent Road	0.31	Housing	Site is identified as potentially suitable in the SHELAA – There are a number of issues identified in relation to access, flood risk, landscape and biodiversity. The site is a small site and is in the settlement boundary where the principle of development is accepted. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
997	Land adjacent to 187 Saxmundham Road, Aldeburgh	0.3	Housing	Site is identified as potentially suitable in the SHELAA – There are a number of issues identified in relation to access, utilities, flood risk, landscape and biodiversity. The site is a small site and there are opportunities within the settlement boundary for other small sites to come forward. Aldeburgh is not identified as an area for significant growth in the Local Plan, and it is not necessary to allocate sites in Aldeburgh to deliver the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
Alderton				
199	Land north of 33 Hollesley Road	0.32	Housing	Site identified as potentially suitable in SHELAA however the strategy for the Local Plan is not reliant upon growth in Alderton and it is considered that there are more suitable sites elsewhere in the District. The site is therefore not selected as a preferred site for allocation.
855	Land North of Ramsholt Road, IP12 3AQ	0.30	Housing	Site identified as potentially suitable in SHELAA however the strategy for the Local Plan is not reliant upon growth in Alderton, in particular given the access constraints on the site, it is considered that there are more suitable sites elsewhere in the District. The site is therefore not selected as a preferred site for allocation.
Aldringham cum Thorpe				
981	Land off Aldringham Road, Aldringham cum Thorpe	3.75	Housing	The site is identified as potentially suitable in the SHELAA, however the Council does not propose sites for allocation in Aldringham cum Thorpe as a Neighbourhood Plan is in production.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
1139	Land east of Leiston Road, Aldringham/Leiston	8.51	Housing	The site is identified as potentially suitable in the SHELAA, however the Council does not propose sites for allocation in Aldringham cum Thorpe as a Neighbourhood Plan is in production.
Badingham				
503	Land off Mill Road, Badingham	1.16	Housing	The site is identified as potentially suitable in the SHELAA. However, access may be difficult to achieve and therefore it is considered that there are more suitable sites elsewhere in the District. The Local Plan Strategy does not depend on development coming forward in Badingham.
Bawdsey				
455	Land fronting The Street, Bawdsey,	0.42	Housing	Site identified as potentially suitable in SHELAA, however the strategy for the Local Plan is for limited growth in the Bawdsey peninsula area and it is considered that there are more suitable sites elsewhere when considering the issues to be addressed including access and landscape impact.
1035	Land adj. Saxon Lodge, The Street, Bawdsey	0.25	Housing	Site identified as potentially suitable in SHELAA, however the strategy for the Local Plan is for limited growth in the Bawdsey peninsula area and it is considered that there are more suitable sites elsewhere when considering the issues to be addressed including access and landscape impact.
Benhall				
494	Land fronting Main Road between Grays Lane and Kiln Lane	13.90	Housing	Site identified as potentially suitable in SHELAA. The site would lend itself to be considered as part of the options for strategic growth in Saxmundham along with sites to the north. However due to the scale of development to be planned for in Saxmundham inclusion of this site does not form a reasonable option due to its distance from Saxmundham and the other options for development on sites to the north which are better related to Saxmundham. On its own development of the site would be poorly related to either Saxmundham or Benhall. It is therefore not considered appropriate to allocate this site in this Local Plan.
715	Land South of Saxmundham, Rose Hill	4.50	Housing, open space	Site identified as potentially suitable in SHELAA. The site would lend itself to be considered as part of the options for strategic growth in Saxmundham along with sites to the north. However due to the scale of development to be planned for in Saxmundham inclusion of this site does not form a reasonable option due to its distance from Saxmundham and the other options for development on sites to the north which are better related to Saxmundham. On its own development of the site would be poorly related to either Saxmundham or Benhall. It is therefore not

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				considered appropriate to allocate this site in this Local Plan. See consideration of strategic options under Saxmundham.
751	Land behind Herons Way and Meadow Walk, Festival Close	3.65	Housing	Site identified as potentially suitable in SHELAA. Site 751 would form a further extension to site 493 (see above), however development of this scale is not considered to be needed to meet the strategy of the Local Plan. It is therefore not considered appropriate to allocate this site in this Local Plan.
Blaxhall				
427	land south of Old Post Office Lane	0.91	Housing	Whilst the site is identified as potentially suitable in the SHELAA subject to the provision of alternative allotment space, Blaxhall has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
650	Mill Common Blaxhall	0.56	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Blaxhall has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
Blythburgh				
475	Land adjacent to Lion House	0.20	housing	Site is identified as potentially suitable in SHELAA. A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
504	Hawthorn Farm, Dunwich Road, Blythburgh, IP19 9LT	0.27	Housing	Site is identified as potentially suitable in SHELAA. A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
797	Part garden of Farthings, London Road and land adjacent	0.38	Housing	Site is identified as potentially suitable in SHELAA. A number of issues are identified including related to access and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
1111	Land north of London Road	1.80	Housing	Site is identified as potentially suitable in SHELAA. Impact on the Blythburgh Conservation Area may be difficult to overcome and as it is not necessary to allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
1112	Land South of London Road	2.62	Housing	Site is identified as potentially suitable in SHELAA. Impact on the Blythburgh Conservation Area may be difficult to overcome and as it is not necessary to

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				allocate in Blythburgh to deliver the Local Plan strategy it is considered that there are more suitable sites elsewhere in the District.
Boyton				
762	Land South of Boyton Chapel, The Street	0.85	Housing	Whilst the site itself is identified as potentially suitable in the SHELAA subject to issues including biodiversity and access, Boyton has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
Brandeston				
569	Land at The Street & Mill Lane, Brandeston, IP13 7AP	2.06	Housing	Part development of site identified as potentially suitable in SHELAA, however this would not be of a size that would be allocated. Site previously identified as preferred site in First Draft Local Plan has been removed from the Final Draft Local Plan. In considering the consultation responses, it is considered that for development to be suitable in terms of the Brandeston Conservation Area the resulting site size would be below the 0.2ha SHELAA size threshold.
1166	Land on corner of Old Maids' Lane and Low Street, Brandeston	0.29	Affordable Housing	Site identified as potentially suitable in SHELAA – However, it is considered sites elsewhere in the district are considered more suitable. Site has been submitted for affordable housing only, and would therefore be more appropriate considered under Policy SCLP5.11 Exception Sites. .
1168	Land adjacent to 16 & 17 Low Street, Brandeston	0.50	Affordable Housing	Site identified as potentially suitable in SHELAA – However, it is considered sites elsewhere in the district are considered more suitable. Site has been submitted for affordable housing only, and would therefore be more appropriate considered under Policy SCLP5.11 Exception Sites. 10
Bredfield				
60	Land opposite Little Orchard, Woodbridge Road, Bredfield	0.82	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
449	Land between Woodbridge Road & Ufford Road, Bredfield	1.88	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
459	Land Alongside Woodbridge Road	0.34	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
534	Land South of Tudor cottage, East of The Street, Bredfield	0.59	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
694	Land West of Woodbridge Road, IP13 6AE	0.25	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
695	Land East of Woodbridge Road, Bredfield	0.88	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
736	The Green Farm, Caters Road, Bredfield	0.50	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
783	Land north of Ivy Lodge, The Street	0.22	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
784	Land between A12 & Woodbridge Road	0.76	Housing	Site identified as potentially suitable in the SHELAA, however it is expected that land for housing would be identified through the Neighbourhood Plan. An indicative minimum figure of 20 is identified in policy SCLP12.1.
Brightwell				
469	Hunters Heath, Brightwell	2.41	Housing	Site identified as potentially suitable in SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell.
515	Sheepdrift Farm, Brightwell, IP10 0BJ	3.07	Housing	Site identified as potentially suitable in SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell
713	Land South of Adastral Park, Newbourne Road	10.27	Housing	Site identified as potentially suitable in SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is not considered appropriate to allocate land in Brightwell
731	Bucklesham Road West	3.30	Housing	Site identified as potentially suitable in SHELAA – however due to the permitted Brightwell Lakes development and the strategy of the Local Plan it is

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				not considered appropriate to allocate land in Brightwell
Bucklesham				
433	Land to the South of Main Road, Bucklesham	2.69	Mixed use	Site identified as potentially suitable in SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.
531	Land to rear of 6 Levington Lane, Bucklesham, IP10 0DZ	0.81	Housing	Site identified as potentially suitable in SHELAA however access may be difficult to achieve.
766	Land south of White House Farm	1.93	Housing and Open Space	Site identified as potentially suitable in SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.
768	Land Opposite Bucklesham School	4.09	Housing/Office/Industry/Storage	Site identified as potentially suitable in SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints. The site is assessed as suitable for employment uses also, however the strategy of the Local Plan is to allocate strategic scale sites.
770	Land between Bucklesham School & Bucklesham Hall, Bucklesham	3.71	Mixed	Site identified as potentially suitable in SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints. The site is assessed as suitable for employment uses also, however the strategy of the Local Plan is to allocate strategic scale sites.
1028	Land north of White House, The Street, Bucklesham	2.20	Housing	Site identified as potentially suitable in SHELAA however site 432 proposed for allocation was identified as providing a logical extension to the village with few constraints.
Butley				
453	Former Middle School site, 9 Short Walk, IP12 3NU	0.85	Housing	Site identified as potentially suitable in the SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.
549	Land Between Church Road and B1084	2.50	Housing/Open Space	Site identified as potentially suitable in the SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.
916	Land at Wantisden Corner	1.13	Housing / Physical limits extension	Site identified as potentially suitable in the SHELAA however Butley is within the countryside in the settlement hierarchy and the Local Plan is not looking to allocate sites in the countryside.
Charsfield				

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
102	Land adjacent to Charsfield Primary School	1.24	Housing/Open Space/Parking	Site identified as potentially suitable in SHELAA however in particular issues related to impact on the setting of Grade I St Peter's Church may be difficult to overcome and therefore site 812 is identified as a preferred site for allocation.
890	Land South of Springfield House, Chapel Lane	1.56	Housing	Site identified as potentially suitable in SHELAA however site 812 is proposed for allocation being better related to the village.
Chediston				
309	Land at New Dawn and Shenandoah, Chediston Green	0.66	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Chediston has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
Chillesford				
178	Land off Pedlars Lane, adjacent to Hertfords Place	0.26	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Chillesford has been identified as a settlement in the countryside in the settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
703	Site D, Land West of Pedlars Lane, Chillesford, IP12 3PS	0.56	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Chillesford has been identified as a settlement in the countryside in the updated settlement hierarchy, and therefore, the Council has looked elsewhere to allocate sites.
Clopton				
341	Land at and surrounding Hill Farm, Drabbs Lane	1.01	Mixed use	Site identified as potentially suitable in SHELAA however is reasonably remote from services and facilities, and it is considered that other sites in the rural parts of the District are more suitable for allocation.
342	Land at Snipe Farm, Snipe Farm Road	1.09	Housing and Employment	Site identified as potentially suitable in SHELAA however is reasonably remote from services and facilities, and it is considered that other sites in the rural parts of the District are more suitable for allocation. In terms of employment uses, the strategy of the Local Plan is to allocate strategic scale employment uses to meet identified needs.
375	land west of Nightingale Cottage, Pond Road	0.30	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
896	Land east of Shop Road	4.30	Housing	Site identified as potentially suitable in SHELAA – However, access issues may be difficult to overcome and therefore there are considered to be more suitable alternatives elsewhere in the District.
910	Land in between	1.16	Housing	Site identified as potentially suitable in SHELAA however there are other sites in the District that are

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Orchard End and Grove Farm Cottages, Snipe Farm Road			better related to services and facilities.
911	Land North of Grove Farm Cottages	0.22	Housing	Site identified as potentially suitable in SHELAA however there are other sites in the District that are better related to services and facilities.
1097	Debach Airfield, Clopton	20.37	Business & office, general industrial, storage or distribution & renewable energy	Site proposed as an extension to the existing employment allocation: SCLP12.36. However, it was deemed sites elsewhere in the district were suitable for more allocation and the scale and location of evidenced employment need has been covered in the preferred employment allocations.
Cransford				
505	Palastra Field, The Street, Cransford, IP13 9NZ	1.20	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cransford is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy does not involve allocating development in the countryside.
Cratfield				
1088	Land South of Holly Tree Farm, Bell Green Cratfield	1.28	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cratfield is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Cretingham				
119	North West corner of The Street & Framsdan Road	0.84	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Cretingham is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Darsham				
691	Land at The Street	4.05	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.49) is a more suitable site as it represents a logical infill in the settlement.
692	Land east of Fox Lane	13.89	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.49) is a more suitable site as it represents a logical infill in the settlement.
874	Land east of the Old Rectory, Darsham, IP17 3PX	0.53	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 660 (site allocation: SCLP12.49) is a more suitable site as it represents a logical infill in the settlement.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
1130	Land To The West Of Darsham Cottage, Main Road, Darsham,	24.98	Housing, open space, business/offices	Site identified as potentially suitable in SHELAA however it is acknowledged that this is a potential site for a park and ride facility associated with Sizewell. In addition to meet the evidenced needs, strategic scale employment allocations are proposed elsewhere in the District.
Dennington				
860	Land adjacent to Bardolph Cottages, Saxtead Road	0.63	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 62 (site allocation: SCLP12.50) is a more suitable site due to proximity to the school and the potential for wider benefits.
861	Land to the rear of Dennington Lodge, Laxfield Road	1.36	Employment	Site identified as potentially suitable in SHELAA – However, based upon evidence of need the Local Plan allocates strategic scale employment sites elsewhere in the District
Earl Soham				
535	Land between Bedfield road and A1120, at Cherry Hill	0.86	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
1143	Land at Yew Tree Court (Business Site), Earl Soham	0.97	Employment	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
Easton				
739	Sanctuary Field, Pound Corner	1.64	Housing/Holiday Accommodation	The site is identified as a potentially suitable site in the SHELAA however the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 20 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
740	Kettleburgh Road, Easton	2.31	Housing	The site is identified as a potentially suitable site in the SHELAA however the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 20 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
Eyke				
423	Church Farm, Eyke, IP12 2QG	12.16	Housing, open space	Site identified as potentially suitable in SHELAA – However, it was deemed Site 776 (site allocation: SCLP12.51) has scope to provide greater benefits.
777	Land to the west of The Street, Eyke	8.35	Housing/Open Space	Site identified as potentially suitable in SHELAA – However, it was deemed Site 776 (site allocation: SCLP12.51) has scope to provide greater benefits.
Felixstowe				

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
144	Haven Exchange Site, Walton Avenue	2.27	Housing	Site identified as potentially suitable in SHELAA however it would result in the loss of part of an allocated employment site and it was deemed Sites 1091 and 1092 (site allocations: SCLP12.5 and SCLP12.3 respectively) and existing allocations SCLP12.4 and SCLP12.6 are more suitable sites.
941	Land at Deben High School, Garrison Lane	4.07	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 1092 (site allocation: SCLP12.3) is a more suitable site for delivery of a strategic scale of growth.
Foxhall				
335	Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road	2.37	Housing	Only part of original site available which included properties to the east. Whilst the site is identified as potentially suitable in the SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
485	Land North & South of Bucklesham Road, IP10 OAG	143.57	Mixed	Whilst the site is identified as potentially suitable in the SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside. Development would be of a scale contrary to the strategy of the plan. Options in relation to the strategy of the Plan area considered under the assessment of alternative policy options.
765	Land North of Bucklesham Road	6.26	Employment	Whilst the site is identified as potentially suitable in the SHELAA,- However, it was deemed sites elsewhere in the district were more suitable for allocation for employment to meet evidenced needs.
780	Land at Springbank Farm	1.89	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
977	Foxhall landfill site, Foxhall Road, Foxhall	18.21	Employment	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation for employment to meet evidenced needs.
Framlingham				
16	Land adj to Framlingham Tyres, Woodbridge Road	0.26	Housing	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
261	Land north of Kings Avenue	2.38	Housing/Expansion of school	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
			grounds	residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
393	Charnwood Field, Rose Farm, Framlingham	6.67	Housing, Retail, Business & office, Storage	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
428	Land at Hill Farm, Kettleburgh Road	18.21	Mixed use	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
438	Land at Bridge Cottage, Kettleburgh Road	1.14	Mixed use	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
526	Land fronting New Street, south of Saxtead road, Framlingham	11.17	Housing, education/primary school, public recreation, surgery & community use	<i>Note site 526 includes sites 528 and 529 included in the Issues and Options Consultation</i> The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
547	Land at Dennington Road, North of Thomas Mills High School	13.95	Housing/Care Home/Education/Open Space	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036.
742	Coldhall Lane, Saxmundham Road	5.99	Housing	See site 1161
743	Infirmery Lane, Framlingham	6.35	Housing	See site 1161
744	Hollgate Hill, Woodbridge Road	2.26	Housing/Retail/Office/Storage	The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
746	Fairfield Road South	8.49	Housing/Retail/Leisure/Office	100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036. The site is identified as a potentially suitable site in the SHELAA. However the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered in addition to those in the 'made' Neighbourhood Plan over the period to 2036. Part of site covered by site 1161.
749	Brick Lane, Framlingham	4.39	Housing/Primary School	See site 1161
1161	Land at Manor Farm, Framlingham	35.10	Mixed use - housing, community, employment and car parking	This site comprises sites 749, 743, 742, part of 741, part of 746, and further land in the east. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 100 dwellings as the indicative minimum number of dwellings to be delivered later in the plan period.
Friston				
496	Land at Grove Road Friston	0.95	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Friston is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
550	Land West of Saxmundham Road, Friston	9.00	Housing/Open Space	Whilst the site is identified as potentially suitable in the SHELAA, Friston is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Great Bealings				
1105	Howard Construction (Anglia) Ltd., Boot Street, Great Bealings	0.22	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Great Bealings is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Grundisburgh				
560	Land to the East of Woodbridge Road	1.85	Housing, Open Space	Site identified as potentially suitable in SHELAA – However, it was deemed Site 351 (site allocation: SCLP12.52) is a more suitable site in response to consultation feedback.
1119	Land to the west of Ipswich Road, Grundisburgh	2.78	Housing	Site identified as potentially suitable in SHELAA. The site was proposed as an allocation in the First Draft Local Plan – SCLP12.48. However, it is deemed Site 351 (site allocation: SCLP12.52) is a more suitable site for allocation in response to consultation feedback whereby in particular the impact on the landscape was highlighted in relation to site 1119.
1133	Land to the	1.39	Housing	Site identified as potentially suitable in SHELAA –

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	east of Woodbridge Road, Grundisburgh			However, it was deemed Site 351 (site allocation: SCLP12.52) is a more suitable site in response to consultation feedback..
Hacheston				
467	Land fronting east side of The Street, Hacheston	0.42	Housing	Site identified as potentially suitable in SHELAA however due to its location in the sensitive river valley landscape other sites in the District were considered preferable for allocation.
652	Land opposite 2 Low Meadows, The Street	0.50	Housing	Site identified as potentially suitable in SHELAA however due to access issues other sites in the District are considered to be preferable for allocation.
1109	Church Field, Os 2646, The Street, Hacheston	0.53	Housing	Site identified as potentially suitable in SHELAA however due to the rural nature of this part of the settlement other sites in the District are considered to be preferable for allocation.
1110	Field South East Of Garage, The Street, Hacheston	0.61	Housing	Site identified as potentially suitable in SHELAA however due to the rural nature of this part of the settlement other sites in the District are considered to be preferable for allocation.
Hollesley				
398	land at Meadow Farm, Meadow Farm Lane	0.56	Housing	Site identified as potentially suitable in SHELAA however due to access issues in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
477	Meadow Park Livery Stables, Alderton Road, IP12 3RQ	1.98	Housing	Site identified as potentially suitable in SHELAA however due to access issues in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
532	Land fronting Rectory road, Hollesley	3.00	Housing, Open Space	Site identified as potentially suitable in SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
542	Tower House, Tower Hill Road	0.96	Housing	Site identified as potentially suitable in SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
563	Land opposite Moorlands,	0.76	Housing	Site identified as potentially suitable in SHELAA however site is adjacent the SPA and it was deemed

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Hollesley			sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
567	Land East of Rectory Road, Hollesley	0.88	Housing	Site identified as potentially suitable in SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
761	Land to the West of Duck Corner	0.83	Housing	Site identified as potentially suitable in SHELAA however due to landscape impact in particular it was deemed sites elsewhere in the district were more suitable for allocation. The Hollesley peninsula is not identified as a location for significant growth due to highways constraints.
Huntingfield				
693	Land to the West of the Village of Huntingfield	1.29	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Huntingfield is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Kelsale cum Carlton				
96	Land adjacent to 8 Carlton Road	0.84	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development in addition to the existing Local Plan allocation SCLP12.53.
450	Land Adj. Mill Farm, Rosemary Lane IP17 2QS	3.81	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development in addition to the existing Local Plan allocation SCLP12.53.
487	Land adjacent to Fir Trees, Rosemary Lane	1.93	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development in addition to the existing Local Plan allocation SCLP12.53.
1020	Land adjacent to Pear Tree Close, Kelsale cum Carlton	5.57	Housing	Whilst the site is identified as potentially suitable, the Council supports the Neighbourhood Plan as the mechanism for delivering further development in addition to the existing Local Plan allocation SCLP12.53.
Kesgrave				
520	Land East of Bell Lane & South of Kesgrave	61.62	Mixed use	Whilst the site is identified as a potential site in the SHELAA, the strategy for the Local Plan seeks to focus strategic scale development in Felixstowe and Saxmundham alongside provision of infrastructure.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				Alternative strategies have been assessed as part of the consideration of alternative policies.
565	Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL	0.44	Housing	Whilst the site is identified as a potential site in the SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development over the plan period.
Kettleburgh				
74	Land adj to Moyses Cottage and north of Lings Field	0.30	Housing	Site identified as potentially suitable in SHELAA – However, it is deemed that Site 544 (site allocation: SCLP12.54) is a more suitable site due to being more centrally located in the village, and the scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement
198	Land adj. Churchside, Church Road	0.31	Affordable Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 544 (site allocation: SCLP12.54) is a more suitable site due to being more centrally located within the village. The scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement. Further, the site is proposed for affordable housing and development may therefore be more appropriately considered as an Exception Site under policy SCLP5.11.
245	Land west of Rectory Road	0.58	Affordable Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 544 (site allocation: SCLP12.54) is a more suitable site due to being more centrally located within the village. The scale of development if both sites were to be allocated would be inappropriate relative to the size of the settlement. Further, the site is proposed for affordable housing and development may therefore be more appropriately considered as an Exception Site under policy SCLP5.11.
1152	Land to the East of Street Farm, The Street	0.45	Housing	Site is identified as potentially suitable in SHELAA – However, it was deemed Site 544 (site allocation: SCLP12.54) is a more suitable site due to the undeveloped characteristic of the eastern side of The Street. The scale of development if both sites were to be allocated would inappropriate relative to the size of the settlement.
Kirton				
552	Land fronting Falkenham Road	3.64	Housing	Site identified as potentially suitable in the SHELAA – However, it is deemed site 1077 (site allocation: SCLP12.55) is a more suitable site. The location of the site in the river valley landscape is identified as a particular issue.
553	Land fronting	0.35	Housing	Site identified as potentially suitable in the SHELAA –

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Church Lane, Kirton			However, it was deemed Site 1077 (site allocation: SCLP12.55) is a more suitable site. Access in particular is identified as an issue.
754	Land West of Bucklesham Road	1.15	Housing and Open Space	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 1077 (site allocation: SCLP12.55) is a more suitable site as development of site 754 would result in loss of open gap in settlement.
755	Land West of Trimley Road	10.15	Housing and Open Space	Site identified as potentially suitable in SHELAA however the strategy for the Local Plan does not support large scale growth in Kirton. Whilst development of part of the site may be acceptable it is considered that site 1077 provides a more appropriate opportunity by retaining the open gaps in the built form of the settlement.
856	land to the rear of 76 - 86 Bucklesham Road	0.57	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed Site 1077 (site allocation: SCLP12.55) is a more suitable site as access in particular may be difficult to achieve.
Knodishall				
52	Land opposite Knodishall Primary School, Judith Avenue	17.30	Housing	Site identified as potentially suitable in the SHELAA –. Whilst part development of the site could be considered, it is noted that access to the site may be difficult to achieve, and therefore the site has not been identified as an allocation.
271	Land rear of Little Barton and Bruins Loke, School Road	0.72	Housing	Site identified as potentially suitable in the SHELAA – However due to access constraints which may be difficult the overcome the site is not identified as an allocation.
1100	Land to the rear of Crisps Paramount Garage Ltd and Broadacres, Leiston Rd, Knodishall	1.05	Housing	Site identified as potentially suitable in SHELAA – However, due to access constraints which may be difficult to overcome the site is not identified as an allocation.
1102	Land rear of 27 Judith Avenue, Knodishall	1.41	Housing	Site identified as potentially suitable in the SHELAA – However, due to biodiversity and landscape issues the site is not identified for allocation.
Leiston				
3	Land adjacent to Sizewell Sports and Social Club, King Georges Avenue	8.38	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
254	Land rear 43-67 Abbey Road	1.88	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a future review of

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
255	132-136 Haylings Road	2.88	Housing/Holiday Homes	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
498	Land at Red House Lane, Leiston	9.79	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
1061	Land opposite 36-84 Westward Ho, Buckleswood Road, Leiston	0.25	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
1115	Dunns Hole, land off King Edward Road, Leiston	0.35	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development for the period to 2036.
1162	Land at 89 Waterloo Avenue, Leiston	0.75	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a future review of the Neighbourhood Plan as the mechanism for planning for residential development later in the plan period.
Levington				
347	Land north west of Walk Farm	33.10	Off-port distribution facilities	Site identified as potentially suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site due to the scale of the site in terms of being able to accommodate port related activities.
1140	Land adj. to Stratton Hall Drift, Levington	1.69	Employment	Site identified as potentially suitable in SHELAA – however it does not provide a scale suitable for strategic scale employment development as evidence demonstrates is required.
Linstead Parva				
471	Greyhound Field, Halesworth Road, TM3378 field number 1503	2.45	Housing	Linstead Parva is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
1101	Land West of 2 Harleston Road, Linstead Parva	0.96	Housing	Linstead Parva is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Marlesford				

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
400	land at Ivy House Farm, Ashe Road	0.88	Housing and employment	Site is considered potentially suitable for employment only, however the Local Plan strategy is to allocate strategic sites elsewhere based upon evidence needs.
Martlesham				
470	The Chestnuts, Hall Road	1.15	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development, in addition to the redevelopment of the Suffolk Police Headquarters site (Policy SCLP12.25).
533	Land East of Felixstowe road, Martlesham	16.66	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development, in addition to the redevelopment of the Suffolk Police Headquarters site (Policy SCLP12.25).
1123	Land opposite Martlesham House, School Lane, Martlesham	0.70	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development, in addition to the redevelopment of the Suffolk Police Headquarters site (Policy SCLP12.25).
Martlesham Heath				
1018	Land at Anson Road, Martlesham Heath	1.56	Housing	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development, , in addition to the redevelopment of the Suffolk Police Headquarters site (Policy SCLP12.25).
Melton				
408	Land to the North of Woods Lane	2.24	Housing	Site identified as potentially suitable in SHELAA – However, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for future development, in addition to the site allocation at the Former Council Offices, Melton Hill (Policy SCLP12.32).
490	Valley Farm Melton Woodbridge	11.76	Housing/retirement village	Whilst the site is identified as potentially suitable in the SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for future development, , in addition to the site allocation at the Former Council Offices, Melton Hill (Policy SCLP12.32).
Monewden				
769	Land Adjacent to The Meadows	0.32	Housing	Whilst the site is identified as potentially suitable in the SHELAA, Monewden is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy does not seek to allocate development

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				in the countryside.
Newbourne				
285	Land rear of The Old Piggery, Mill Road	2.20	Mixed Use	Site identified as potentially suitable in SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.
501	Newbourne Business Park, Mill Road, IP12 4NP	0.51	Housing	Site identified as potentially suitable in the SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.
1116	Land at Garden House, Mill Road, Newbourne	0.46	Housing	Site identified as potentially suitable in the SHELAA however due to the unique circumstances and character of Newbourne and its proximity to Brightwell Lakes, it is not considered appropriate to allocate sites in the Local Plan.
Otley				
98	Land north of the Depot, Church Road	0.51	Housing	Site identified as potentially suitable in SHELAA – however it is considered that allocation of site 771 better reflects the consultation responses to the First Draft Local Plan. Site also has potential access issues.
465	Land Bounded by Helmingham Road & Ipswich Road, Otley	1.33	Housing	Site identified as potentially suitable in SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.54). However, it is considered that site 771 better reflects the consultation responses to the First Draft Local Plan by being more centrally located in Otley.
764	Land at Chapel Road	1.69	Housing and Open space	Site identified as potentially suitable in SHELAA and a preferred site in the First Draft Local Plan (site allocation: SCLP12.55). However, it is considered that site 771 better reflects the consultation responses to the First Draft Local Plan by being more centrally located in Otley.
772	Land North of Swiss Cottage Farm	11.30	Housing	Site identified as potentially suitable in SHELAA – however it is considered that allocation of site 771 better reflects the consultation responses to the First Draft Local Plan.. Site 772 is considered too large for development of a scale appropriate to Otley, and its location would not address the consultation responses to the extent that site 771 would.
1001	Land north of Otley House, Helmingham Road, Otley	1.31	Housing	Site identified as potentially suitable in SHELAA – however, it is considered that site 771 is more suitable due to loss of wooded area associated with development of site 1001, and also better reflects the consultation responses to the First Draft Local Plan.
1163	Land north	2.57	Housing	Site identified as potentially suitable in SHELAA.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	west of Chapel Road			However, site 771 considered a preferable option for allocation , as this addresses consultation responses around developing in the centre of the village and also does not present the same issues in relation to potential impact on Listed Building as site 1163. Part of site 1163 is within the Settlement Boundary and its development in principle may therefore be supported under planning policies.
Peasehall				
37	Land adjacent Bridge Cottages, The Causeway	0.42	Housing	Site identified as potentially suitable in SHELAA however subject to relocation of allotments or confirmation that they are surplus and therefore it is deemed sites elsewhere in the District are more suitable for allocation.
380	land east of Newlands, Mill Road	0.52	Housing	Site identified as potentially suitable in SHELAA – However, the site is considered too remote from main part of the settlement to warrant allocation.
718	Land adjoining Russell Close, Badingham road, Peasehall	1.03	Housing	Site identified as potentially suitable in SHELAA – However, site is relatively remote from the settlement and therefore sites elsewhere in the district are considered more suitable for allocation.
719	Land at Low Farm Bungalow, Peasehall, IP17 2JN	0.41	Housing	Site identified as potentially suitable in SHELAA – However, site is within flood zone 3a and 2 and under the sequential test is not needed to meet the housing requirement.
Pettistree				
284	Land south Hall Farm House, Loudham Hall Road	7.20	Employment	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
Purdish Farm				
195	Purdish Croft, Bucklesham Road	0.67	Housing	Site identified as potentially suitable in SHELAA – However, growth in the east of Ipswich area is not identified as central to the Local Plan strategy and it is deemed sites elsewhere in the district are more suitable for allocation.
Rendlesham				
86	Land to the south of B1069 and opposite Bentwaters Business Park	2.33	Retail/Office/Industry/Storage	Site identified as potentially suitable in the SHELAA however employment land is allocated already in Rendlesham and is proposed to be carried forward through SCLP12.41.
451	Land to the North and East of Redwald	22.16	Housing Care Home Open Space	Part of the site is a preferred site carried forward from existing Site Allocation and Area Specific Policies Development Plan Document.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Road Rendlesham			
482	Old usaf site opposite tower field road	1.78	Any	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.
506	Land to the rear of 3 - 33 Suffolk Drive, Rendlesham	6.12	Housing	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.
557	The Mews Rendlesham and Additional Land	6.70	Housing/Retail/Open space/Office	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District. Employment land is allocated already in Rendlesham and is proposed to be carried forward through SCLP12.41.
685	Former Sports Centre Site, Sycamore Drive, IP12 2GF	0.48	Housing, Retail	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.
686	The Former Angel Theatre Site, Sycamore, IP12 2GG	0.55	Housing	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.
1132	Land to the west of Redwald Road, Rendlesham	0.32	Housing	Site identified as potentially suitable in the SHELAA – However, there are two existing allocations (SCLP12.62 and SCLP12.63) and due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.

Rushmere St Andrew

474	Land adjacent to Bixley Drive	0.78	housing	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation and growth in the east of Ipswich area is not central to the Local Plan strategy.
953	Land between Playford Road and Bent Lane, opposite sports fields	1.52	Housing	Site identified as potentially suitable in SHELAA subject to the site being surplus to requirements for sport uses and open space. It was deemed sites elsewhere in the District were more suitable for allocation as the east of Ipswich area is not central to the strategy of the Local Plan. Site promoted alongside site 1060.
1084	Land off	6.40	Housing	Site identified as potentially suitable in SHELAA

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Rushmere Road and Humber Doucy Lane, Rushmere St Andrew			however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the District were more suitable for allocation.
1085	Humber Doucy Lane, adjacent to Wanderers football club, Rushmere St Andrew	5.70	Housing	Site identified as potentially suitable in the SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the District were more suitable for allocation.
1087	Land at and surrounding Hill Farm, Lamberts Lane, Rushmere St Andrew	114.70	Housing	Site identified as potentially suitable in the SHELAA however this scale of growth around Ipswich is not part of the strategy for this Local Plan.
1089	Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew	2.10	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
1145	Land South of Lamberts Lane, Rushmere St. Andrew	13.58	Housing	Site identified as potentially suitable in the SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
Saxmundham				
435	Land north and east of The Manor House, Church Hill	21.9	Housing / School	Site identified as potentially suitable in SHELAA – However, sites 714, 716 and 717 (site allocation SCLP12.29) to the South of Saxmundham, alongside existing site allocation SCLP12.30, were considered more suitable for the delivery of the strategy of the Local Plan. See also assessment of alternative options for Saxmundham.
559	Land at The Manor House, Church Hill	3.52	Housing and Open Space	Site identified as potentially suitable in SHELAA – However, sites 714, 716 and 717, 1012 (site allocation SCLP12.29) to the South of Saxmundham, alongside existing site allocation SCLP12.30, were considered more suitable for the delivery of the strategy of the Local Plan.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				See also assessment of alternative options for Saxmundham.
603	Seaman House, Seaman Avenue	1.15	Housing (and possibly provision of new community facility)	Site identified as potentially suitable in SHELAA – However, sites 714, 716 and 717 (site allocation SCLP12.29) to the South of Saxmundham, alongside existing site allocation SCLP12.30, were considered more suitable for the delivery of the strategy of the Local Plan.
798	Land south of Station Approach	0.21	Housing	Site identified as potentially suitable in SHELAA – However, sites 714, 716 and 717 (site allocation SCLP12.29) to the South of Saxmundham and existing site allocation SCLP12.30 were considered more suitable for the delivery of the strategy of the Local Plan.
1012	Land West of Hurts hall Park, Saxmundham	10.02	Housing	Part of the site was identified as a preferred site, in policy SCLP12.26 of the First Draft Local Plan. A Heritage Impact Assessment has recommended that built development is not included on this site due to its potential impact on Listed Buildings - Hurts Hall and St John the Baptist Church. The site is included within the allocation under policy SCLP12.29 in the Final Draft Local Plan however is identified on the indicative masterplan as an area of formal / informal open space in recognition of the potential heritage impact. See also assessment of alternative options for Saxmundham.
1062	Land adjacent to Grafo Products LTD Works, St Johns Road	0.20	Housing	Site identified as potentially suitable in SHELAA – However, sites 714, 716 and 717 (site allocation SCLP12.29) to the South of Saxmundham and existing site allocation SCLP12.230 were considered more suitable for the delivery of the strategy of the Local Plan.
Saxtead				
388	Land off Saxtead Green, Saxtead	0.73	Housing	Saxtead is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Shottisham				
20	Land adjacent to 1-6 The Street	0.52	Housing	Site identified as potentially suitable in SHELAA. Shottisham is identified as in the countryside in the revised settlement hierarchy and it is therefore not appropriate to allocate additional sites.
901	Land East of Heath Drive, Shottisham, IP12 3HF	0.54	Housing	Site identified as potentially suitable in SHELAA. Shottisham is identified as in the countryside in the revised settlement hierarchy and it is therefore not appropriate to allocate additional sites.
Sizewell				

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
545	Sizewell A Site, Nr Leiston	19.57	Office/Storage/Industry	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation for employment uses based upon the evidence of need.
Stratton Hall				
288	Land north and west of Walk Farm	108.34	Freight handling area	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site. Land at Innocence Farm (SCLP12.35) has been identified to meet the long term needs of business sectors related to the operations of the Port of Felixstowe. The identified site provides the opportunity to meet the long term needs as well as ensuring strategic landscaping and buffering to mitigate the impacts of the uses anticipated. Land at Innocence Farm is also in a suitable location due to proximity to the Port of Felixstowe and the A14 and appropriate access arrangements can be achieved which will reduce the impacts on the local road network.
1149	Land at Walk Farm, Old Felixstowe Road,	1.26	Employment	Site identified as potentially suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site. 1149 is not of a sufficient size to support strategic scale growth.
1150	Land adj. Walk Farm, Old Felixstowe Road, Stratton Hall	2.44	Employment	Site identified as potentially suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site. 1150 is not of a sufficient size to support strategic scale growth.
Sudbourne				
468	Land to the east of Snape Road, Sudbourne, IP12 2AZ	0.64	Housing	Site is identified as potentially suitable in the SHELAA, however Sudbourne is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
508	Land at Snape Road, Sudbourne	1.09	Housing	Site is identified as potentially suitable in the SHELAA, however Sudbourne is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Sutton				
244	Land north Old Post Office Lane	2.37	Housing	Site identified as potentially suitable in the SHELAA however following feedback on the First Draft Local Plan Sutton is identified as within the countryside in the Settlement Hierarchy and is therefore not considered as a location for allocations.
387	land south of Sutton Walks, Main Road	0.78	residential	Site identified as potentially suitable in the SHELAA and was identified as a preferred site in the First Draft Local Plan (draft policy SCLP12.60). However following feedback on the First Draft Local Plan

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				Sutton is identified as within the countryside in the Settlement Hierarchy and is therefore not considered as a location for allocations.
Theberton & Eastbridge				
322	Land south west of Red House Farm, Cemetery Road	0.25	Housing	Eastbridge is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Thorpeness				
959	Land to the west of Pilgrims Way, Thorpeness	3.39	Housing	The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed small scale development and windfall sites to be delivered in addition to 40 dwellings in the existing Local Plan allocation.
Trimley St Martin				
30	Land North East of High Road	5.89	Housing and Open space	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, along with carried over allocation SCLP12.65) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
372	Land to the north of Heathfields	2.90	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, along with carried over allocation SCLP12.65) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
518	The Old Poultry Farm, High Road	0.62	Housing, business, general industrial	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, alongside carried over allocation SCLP12.65) is a more suitable site.
651	Land At High Road, Trimley St Martin	1.65	Self Built Pilot Scheme	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, alongside carried over allocation SCLP12.65) is a more suitable site.
756	Land South West of High Road	10.10	Housing and Open Space	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, alongside carried forward allocation SCLP12.65) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				uses to encourage interaction in a focal part of the village.
757	Land South of High Road	17.00	Housing and Open Space	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, alongside carried forward allocation SCLP12.65) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
852	Land opposite Morston Hall, Morston Hall Lane	11.94	employment	Site identified as potentially suitable in SHELAA. Part of the site is included within the allocation under Policy SCLP 12.35 in the Final Draft Local Plan in order to facilitate the delivery of suitable access points to the site.
853	land at Morston Hall Road and adjacent to the A14	8.95	employment	Site identified as potentially suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site as it provides the scale to support the needs.
Trimley St Mary				
707	Christmasyards Wood, off Fagbury Road West, Felixstowe, IP11 4BB	44.05	Storage or distribution	Site identified as potentially suitable in SHELAA – However, it was deemed Site 706 (site allocation: SCLP12.35) is a more suitable site due to its location. Land at Innocence Farm (SCLP12.35) has been identified to meet the long term needs of business sectors related to the operations of the Port of Felixstowe. The identified site provides the opportunity to meet the long term needs as well as ensuring strategic landscaping and buffering to mitigate the impacts of the uses anticipated. Land at Innocence Farm is also in a suitable location due to proximity to the Port of Felixstowe and the A14 and appropriate access arrangements can be achieved which will reduce the impacts on the local road network.
758	Land West of High road	12.38	Housing and Open space	Site identified as potentially suitable in the SHELAA – However, it was deemed Site 511 (site allocation: SCLP12.66, alongside carried forward allocation SCLP12.65) is a more suitable site. Site 511 provides an opportunity to the locate the new primary school in a location which is well related to the population and provides potential for benefits related to locating uses to encourage interaction in a focal part of the village.
Tuddenham St Martin				
216	Land adjacent to Hilltop,	0.29	Housing	Site identified as potentially suitable in SHELAA – However, it is deemed Site 135 (site allocation:

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Westerfield Lane			SCLP13.67) is a more suitable site as it has fewer constraints and provides potential to improve access to the playing field.
1154	Land at Main Road and The Street	1.71	Housing	Site is identified as potentially suitable in the SHELAA, however there are highways issues which may be difficult to overcome and the availability of the site is uncertain. Therefore site 135 is preferred for allocation.
1155	Land South of Main Road, adj. Fynn Valley Farm	0.63	Housing	Site is identified as potentially suitable in the SHELAA, however site 135 is the preferred site as it provides an opportunity to enhance access to the recreation ground.
Tunstall				
54	Land opposite Tunstall Hall, Snape Road	0.66	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
108	Land adjacent to The Red House, Orford Road	2.53	Housing and retail	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
194	land at Three Corners, Woodbridge Road	0.50	physical limits extension	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
415	Land opposite Hall Garden Cottage, Tunstall	0.99	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
464	Plunketts Barns, Blaxhall Church Road, Tunstall	1.52	Residential	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
543	Land North of School Road	0.54	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
760	Land South of B1078	0.80	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation. The area around Tunstall is not identified as an area for significant growth due to highways issues at Melton crossroads.
Ufford				
177	land opposite the depot Yarmouth Road, Ufford	8.99	Employment / mixed use / football club	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation to meet the evidenced needs in terms of scale and location.
420	land east of Crownfields	2.88	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
424	Land off Barrack Lane, Ufford, IP13 6DU	1.46	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
512	Land at Lodge Road, Ufford	1.15	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
556	Grove Farm	30.44	Housing/Business and office	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
561	Crown Nursery, High Street	4.95	Housing/Open Space/Office/Care Home	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
1054	Land adj. Copse Corner, Byng Hall Road, Ufford	5.10	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed sites elsewhere in the District were more suitable for allocation, due to infrastructure and highways constraints. The strategy of the Local Plan is not dependent upon growth in Ufford.
Walpole				
419	land south of	2.95	residential	Walpole is identified as in the countryside in the

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
	Halesworth Road			settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
711	Land adj. to Blacksmiths Cottage, Halesworth Road, Walpole, IP19 9AZ	1.19	Housing	Walpole is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside.
Wantisden				
915	Land north west of Heath Cottage,	0.80	Employment	The strategy of the Local Plan is not reliant upon allocating small scale employment sites and employment uses would be considered under the policies in Chapter 4 of the Plan.
Wenhaston				
462	Land to the East of Star Public House and South of St. Michaels Way	3.48	Housing	Site identified as potentially suitable in the SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
558	Land West of Back Road	0.67	Housing/Open Space	Site identified as potentially suitable in the SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
564	Land between Blyford Lane & Coles Hill	0.61	Housing	Site identified as potentially suitable in the SHELAA. The Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 25 dwellings as the indicative minimum number of dwellings to be delivered through the Neighbourhood Plan.
Westerfield				
125	Westerfield Road, Westerfield. Adjacent to Cubitt's site	2.53	Housing	Site identified as potentially suitable in SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
192	Land opposite Corner Croft, Sandy Lane	2.53	housing	Site identified as potentially suitable in the SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
521	Land north of Church lane, west of Moss lane	0.81	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for sufficient allocations for Westerfield.
684	Land adjacent to Westerfield Railway	1.04	Housing	Site identified as potentially suitable in the SHELAA – However, it was deemed existing allocations SCLP12.64 is a more suitable site and provides for

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				sufficient allocations for Westerfield.
1138	Land at Church Lane, Westerfield	14.80	Housing	Site identified as potentially suitable in the SHELAA – However, the scale of development if this site were to be allocated would be inappropriate relative to the size of the settlement, in terms of the strategy of the Local Plan.
Westleton				
447	Land to the South East of Blythburgh Road, Westleton	1.21	Housing	Site identified as potentially suitable in SHELAA – However, the location of the site and its poor relationship to the existing built form of the village resulted in it not being allocated. Furthermore, sites 554 and 371(site allocations: SCLP12.69 and SCLP12.70 respectively) as preferred sites are considered better sites for development and the allocation of further sites would result in an inappropriate scale of development in the village, particularly considering the capacity to meet the housing requirement across the district.
943	Land to rear of 2 - 8 Grangeview, Yoxford Road, Westleton	0.84	Housing	Site identified as potentially suitable in SHELAA – However, issues are identified in relation to deliverability and availability.
Wickham Market				
7	Land adj to 14 and 16 The Crescent, Dallinghoo Road	1.69	Housing	Site identified as potentially suitable in the SHELAA . However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
476	Land at the Drift, Wickham Market	0.27	Housing	Site identified as potentially suitable in SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
499	Land West of Old School Farm, High Street, Wickham Market	7.91	Housing	Site identified as potentially suitable in SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
				allocation SCLP12.61 (in Pettistree, adj Wickham Market).
785	Land to the north of Border Cot Lane Industrial Estate	1.39	Employment	Site identified as potentially suitable in the SHELAA – However, it was deemed the site is not required to meet identified employment needs and the focus will be on the existing allocation under Policy SCLP12.42)
816	Land adj to Thong Hall, Thong Hall Road and South of Dallinghoo Road	6.67	Housing	Site identified as potentially suitable in SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
878	Land off Yew Tree Rise	5.33	Housing	Site identified as potentially suitable in SHELAA . However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
1045	Land adj. to British Telecom Telephone Exchange, Border Cot Lane. Wickham Market	1.38	Housing	Site identified as suitable in the SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
1055	Land adj. Gelham Hall, North of Dallinghoo Road, Wickham Market	7.74	Housing	Site identified as potentially suitable in SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
1114	Simons Cross Allotments, Wickham Market	1.26	Housing	Site identified as potentially suitable in SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
1165	Land north of Wickham Market	17.36	Housing	Site identified as potentially suitable in the SHELAA. However, the Council supports the Neighbourhood Plan as the mechanism for delivering residential development. The Local Plan has detailed 70 dwellings as the indicative minimum number of dwellings to be delivered in addition to Local Plan allocation SCLP12.61 (in Pettistree, adj Wickham Market).
Witnesham				
555	Land off Sandy Lane	0.78	Housing	Identified as a suitable site in the SHELAA – However, sites 775 and 774 (site allocation: SCLP12.71) and the existing allocation (SCLP12.72) were identified as more suitable and were therefore, taken forward instead of Site 555. In particular site 555 has issues relating to access.
Woodbridge				
510	Toller's Field, Woodbridge School, IP12 4JW	1.86	Housing	Site identified as potentially suitable in SHELAA – However, it was not demonstrated that the site is surplus to education or playing field needs or that alternative provision is demonstrated and the strategy of the Plan does not focus on development in Woodbridge. The strategy of the Local Plan does not focus on Woodbridge as an area for growth.
514	Land at Grundisburgh Road, Woodbridge, IP13 6HX	4.33	Housing	Site identified as potentially suitable in the SHELAA. The strategy for the Local Plan does not focus on Woodbridge as an area for growth.
551	Land West of The A12	31.93	Housing/Retail/Office/Education/Leisure	Site identified as potentially suitable in the SHELAA .The strategy for the Local Plan does not focus on Woodbridge as an area for growth.
Yoxford				
441	land west of Cullcott Close	1.80	residential	Identified as a suitable site in the SHELAA – However, not a preferred site as it was deemed to not fit the existing built form of Yoxford, situated on the opposite side of the A12 to existing development and bordering Grove Park Historic Parkland to the North.
1099	Land to rear of 1 Cullcott Close, Yoxford	1.00	Housing	Identified as a suitable site in the SHELAA – However, issues associated with access resulted in the Council looking elsewhere for more suitable sites.

7. Evaluating the Significant Effects of the Plan

7.1 This section of the document identifies the main significant effects of the Final Draft Local Plan on the District's sustainability objectives. The table below shows the cumulative effect of all the policies and site allocations in the plan against each sustainability objective.

Evaluation of Significant Effects

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP2.1 Growth in the Ipswich Strategic Planning Area	++	++	?	+	?	?	-?	-?	-?	?	0	-?	-?	+	+	++	+	?	+
SCLP2.2: Strategic Infrastructure Priorities	+	0	++	+	++	++	?	0	0	0	0	0	0	0	0	+	0	++	++
SCLP2.3: Cross-boundary mitigation of effects on protected habitats	0	0	0	0	0	+	0	0	0	0	0	++	++	0	++	?	0	0	0
SCLP3.1 Strategy for Growth in Suffolk Coastal District	+	++	+	+	+	+	?	--	+	+	0	-?	-?	+	+	++	++	+	+
SCLP3.2: Settlement Hierarchy	+	++	+	++	0	0	+	+	0	0	0	0	+	+/-	+/-	+	+	++	0
SCLP3.3: Settlement Boundaries	+/-	+/-	+	+	+	0	+	+	0	+	0	0	+	0	+	+/-	+	+	0
SCLP3.4: Proposals for Major Energy Infrastructure Projects	0	0	0	-?	0	+	?	-?	0	+	+	+	?	0	?	++	0	?	0
SCLP3.5: Infrastructure Provision	++	0	++	++	++	++	+	0	0	0	0	0	+	0	0	++	0	+	+
SCLP4.1: Employment Areas	+	0	0	0?	+	0	?	+	0	+	0	0	0	0	0	++	0	+	+
SCLP4.2: New Employment Areas	+	0	0	+	+	0	-?	+	0	-?	0	0	-/+	0	-/+	++	0	+	+
SCLP4.3: Expansion and Intensification of Employment Sites	+	0	0	0	+	0	+/-	?	0	+/-	0	0	0	0	+/-	++	0	+	+
SCLP4.4: Protection of Employment Sites	+	+	0	+	+	0	+	0	0	+	0	0	0	0	+	+	0	0	0
SCLP4.5: Economic Development in Rural Areas	+	0	0	+	+	0	-?	-/+	0	0	0	0	-/+	+	+	++	0	-	0
SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use	+	0	0	+	0	0	-?	+	0	0	0	0	0	+	+	++	0	-	0
SCLP4.7: Farm Diversification	+	0	0	+	+	0	?	?/-	0	0	0	0	?/+	?	?	++	0	-	0
SCLP4.8: New Retail and Commercial Leisure Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	++	+	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP4.9: Development in Town Centres	0	+	+	+	0	0	0	0	0	0	0	0	0	+	0	+	++	+	0
SCLP4.10: Town Centre Environments	0	0	+	+	0	0	+	0	0	0	0	0	0	+	0	+	++	+	0
SCLP4.11: Retail and Commercial Leisure in Martlesham	?	0	0	+	0	0	-	0	0	0	0	0	0	0	0	+	?	-?	0
SCLP4.12: District and Local Centres and Local Shops	+	0	+	+	0	0	+	0	0	0	0	0	0	+	0	+	++	+	0
SCLP5.1: Housing Development in Large Villages	+	++	+	+	+	0	?	-	0	0	0	0	-	0	+/-	+	0	+/-	0
SCLP5.2: Housing Development in Small Villages	+	++	+/-	+	+/-	0	?	-	0	0	0	0	-	0	+/-	+	0	?	0
SCLP5.3: Housing Development in the Countryside	?	+	0	+	-	0	-?	+/-	0	0	0	0	+/-	0	+/-	+	0	-	0
SCLP5.4: Housing in Clusters in the Countryside	?	+	0	+	-	0	-?	-?	0	0	0	0	-?	+	+	0	0	-	0
SCLP5.5: Conversions of Buildings in the Countryside for Housing	?	+	0	+	-	0	-?	+	0	0	0	0	+	+	+	0	0	-	0
SCLP5.6: Rural Workers Dwellings	0	+	0	0	-	0	0	-?	0	0	0	0	-?	0	+	+	0	-	0
SCLP5.7: Infill and Garden Development	0	+	0	+	0	0	+	0	0	0	0	0	0	0	+	0	+	+	0
SCLP5.8: Housing Mix	+	++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCLP5.9: Self Build and Custom Build Housing	0	++	0	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
SCLP5.10: Affordable Housing on Residential Developments	+	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCLP5.11: Affordable housing on Exception Sites	+	++	0	+	0	0	0	-?	0	0	0	0	0	0	+	0	0	0	0
SCLP5.12: Houses in Multiple Occupation	+	+	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	0
SCLP5.13: Residential Annexes	+	+	+	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
SCLP5.14: Extensions to Residential Curtilages	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0
SCLP5.15: Residential moorings, jetties and slipways	0	?	0	0	0	0	0	0	0	0	0	++	++	0	+	0	0	0	0
SCLP5.16: Residential Caravans and Mobile Homes	0	+	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP5.17: Gypsies, Travellers and Travelling Showpeople	+	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0	0	0	0
SCLP6.1: Tourism	?	-	0	-?	0	0	0	0	0	0	0	-?	-?	0	?	+	+	0	0
SCLP6.2: Tourism Destinations	?	-?	0	-?	0	0	0	0	0	0	0	?	?	+	+	++	+/-	0	0
SCLP6.3: Tourism Development within the AONB and Heritage Coast	0	?	0	0	0	0	0	+	0	+	0	?	?	0	+	+	0	0	0
SCLP6.4: Tourism outside of the AONB	?	-	0	0	0	0	0	0	0	+	0	0	?	0	0	+	+	+	0
SCLP6.5: New Tourist Accommodation	?	-	0	0	0	0	0	0	0	0	+	+	?	0	+	+	+	+	0
SCLP6.6: Existing Tourist Accommodation	+	-	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0
SCLP7.1: Sustainable Transport	+	0	+	0	0	0	++	0	0	++	0	0	0	0	0	+	+	++	0
Policy SCLP7.2: Parking Proposals and Standards	0	0	0	0	0	+	+	0	0	+	+	0	0	0	0	0	0	+	0
SCLP8.1: Community Facilities and Assets	++	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
SCLP8.2: Open Space	0	+	+	+	0	0	0	0	0	0	0	0	++	0	+	0	0	0	0
SCLP8.3: Allotments	0	0	+	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0
SCLP8.4: Digital Infrastructure	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	-?	+	++
Policy SCLP9.1: Low Carbon & Renewable Energy	0	0	0	0	0	0	++	-?	0	++	0	0	?	0	?	+	0	0	0
SCLP9.2: Sustainable Construction	0	0	0	0	0	+	++	+	+	++	0	0	0	0	0	0	0	0	0
SCLP9.3: Coastal Change Management Area	0	0	+	+	0	0	0	0	0	0	++	++	0	0	+	0	0	0	0
SCLP9.4: Coastal Change Rollback or Relocation	0	+	0	+	0	0	0	-	0	0	+	++	-	0	-?	+	0	+	0
SCLP9.5: Flood Risk	0	?	+	+	0	+	0	0	0	0	++	0	0	0	0	?	0	0	0
SCLP9.6: Sustainable Drainage Systems	0	0	0	0	0	++	0	0	0	0	++	0	0	0	0	0	0	0	0
SCLP 9.7: Holistic Water Management	0	0	0	0	0	++	0	0	0	0	+	0	0	0	0	0	0	0	0
SCLP10.1: Biodiversity and Geodiversity	0	0	0	0	0	+	0	+	0	0	0	0	++	0	+	0	0	0	0
SCLP10.2: Visitor Management of European Sites	0	0	0	0	0	+	0	0	0	0	0	++	++	0	+	?	0	0	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP10.3 Environmental Quality	0	0	+	++	0	++	++	++	0	++	0	0	0	0	0	0	0	0	0
SCLP10.4: Landscape Character	+	0	+	0	0	0	0	0	0	0	0	++	++	+	++	+	0	0	0
SCLP10.5: Settlement Coalescence	0	?	0	0	0	0	0	+	0	0	0	0	+	+	++	0	0	0	0
SCLP11.1: Design Quality	+	+	+	+	0	0	+	0	+	0	0	0	0	+	++	0	0	+	0
SCLP11.2: Residential Amenity	0	0	0	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
SCLP11.3: Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.4: Listed Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.5: Non-Designated Heritage Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.6: Conservation Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.7: Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
SCLP11.8: Parks and Gardens of Historic or Landscape Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.9: Areas to be protected from development	0	0	0	+	0	0	0	+	0	0	0	0	+	+	++	0	0	0	0
SCLP11.10 Newbourne: Former Land Settlement Association Holding	0	?	0	0	0	0	0	-?	0	0	0	0	-?	?	?	+	0	0	0
SCLP12.1 Neighbourhood Plans	0	++	0	+	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0
SCLP12.2 Strategy for Felixstowe	++	++	+	+	0	0	0	-	0	+	+	+	?	++	+	+	+	+	0
SCLP12.3 North Felixstowe Garden Neighbourhood	+	++	++	+	++	++	+	--	-	-	++	?	?	+	?	+	0	+	0
SCLP12.4: Land north of Conway Close and Swallow Close, Felixstowe	++	++	++	++	++	+	-	?	-	-	+	-	-	+	+	0	0	++	0
SCLP12.5 Brackenbury Sports Centre, Felixstowe	0	++	++	+	++	+	?	++	-	-	+	0	-	0	0	0	+	++	0
SCLP12.6: Land at Sea Road, Felixstowe	++	++	++	++	+	+	-	++	-	0	+	-	-	0	+	+	?	++	0
SCLP12.7: Port of Felixstowe	+	0	0	0	+	+	-	-	-	0	0	-?	-?	0	+	++	++	++	0
SCLP12.8: Land at Bridge Road, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-?	0	+	++	++	++	0
SCLP12.9: Land at Carr Road/Langer Road, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-	0	+	++	++	++	++
SCLP12.10: Land at Haven Exchange, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-	0	+	++	++	++	++

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.11: Felixstowe Ferry and Golf Course	0	0	0	0	0	0	0	0	0	0	0	0	?	+	+	0	0	0	0
SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
SCLP12.13: Cobbolds Point to Spa Pavilion	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0
SCLP12.14: Spa Pavilion to Martello Park	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0
SCLP12.15: Martello Park to Landguard	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0	0
SCLP12.16: Felixstowe Leisure Centre	+	+	?	++	0	+	-	++	-	-	-	0	-?	+	+	++	+	+	?
SCLP12.17: Tourism Accommodation in Felixstowe	+	-	0	0	0	0	0	0	0	0	+	-	-	0	0	++	++	+	0
SCLP12.18: Strategy for Communities surrounding Ipswich	+	++	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+	0
SCLP12.19: Brightwell Lakes	+	++	++	+	++	+	?	--	?	-	+	?	0	0	0	0	0	++	++
SCLP12.20 Land at Felixstowe Road	++	0	0	++	+	+	-?	--	-	?	+	0	0	+	?	++	0	+	0
SCLP12.21: Ransomes, Nacton Heath	+	0	0	0	+	+	-	-	-	0	+	-	-	+	+	++	0	+	0
SCLP12.22: Recreation and Open Space in Rushmere	0	0	++	+	0	0	0	+	0	0	0	0	+	0	+	0	0	0	0
SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	0	0	0	0	0	0	0	+	0	0	0	++	++	0	+	0	0	0	0
SCLP12.24: Land at Humber Doucy Lane	0	++	++	+	++	+	-	--	-	-	+	0	-	+	+	0	0	+	0
SCLP:12.25: Suffolk Police Headquarters, Portal Avenue, Martlesham	+	++	++	+	++	+	-	++	-	-	+	0	+	+	?	+	0	+	0
SCLP12.26: Strategy for Aldeburgh	0	+	0	+	0	0	?	0	0	?	+	++	-	++	++	+	+	+	0
SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	0	++	++	0	+	+	-	?	-	-	+	-	-	+	+	0	0	+	0
SCLP12.28: Strategy for Saxmundham	+	++	?	+	?	0	0	-	0	+	0	0	+	++	-?	+	+	+	0
SCLP12.29 South Saxmundham Garden Neighbourhood	+	++	++	+	++	++	+	--	-	-	++	?	?	0	+	+	+	++	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.30: Land north-east of Street Farm, Saxmundham	0	++	++	0	+	+	-	-	-	-	+	-	-	+	+	0	0	+	0
SCLP12.31: Strategy for Woodbridge	0	++	0	+	0	0	+?	+	0	+/?	0	-	-	++	++	+	+?	+	0
SCLP:12.32: Former Council Offices, Melton	0	++	++	+	++	+	-	++	-	-	+?	-	-	+?	+?	0	+	++	0
SCLP:12.33: Land at Woodbridge Town Football Club	0	++	+?	+	++	+	-?	+	-	-	+	-	-	+	+?	0	+	++	0
SCLP12.34: Strategy for the Rural Areas	+	+	0	+	0	0	-	?	0	0	0	+	+	++	++	+	0	+	++
SCLP12.35: Land at Innocence Farm	+?	0	0	+?	+?	+	--	-?	-	-	+	?	?	+	?	++	0	?	+
SCLP12.36: Former airfield Debach	+?	0	0	0	+	+?	-	+?	-	0	+?	+	+	+	0	++	0	-	0
SCLP12.37: Carlton Park, Main Road, Kelsale cum Carlton	+?	0	0	0	+	+?	-	+	-	0	+?	+	+	+	0	++	+	++	0
SCLP12.38: Levington Park, Levington	+?	0	0	0	+?	+?	-	+	-	0	+?	-	-	+?	?	++	0	-	0
SCLP12.39: Land at Silverlace Green (former airfield) Parham	+	0	0	0	+	+	-	+?	-	0	+	+	+	+?	+	++	0	-?	0
SCLP12.40: Former airfield Parham	+	0	0	0	+	+	-	+?	-	0	+	+	+	+?	+	++	0	-?	0
SCLP12.41: Bentwaters Park, Rendlesham	+	0	0	0	+	0	-	+?	-	0	0	+	-	+?	+?	++	0	?	0
SCLP12.42: Riverside Industrial Estate, Border Cot Lane, Wickham Market	+	0	0	0	+	+	-	++	-	0	+	+	+	+?	0	++	0	?	0
SCLP12.43: Land to the East of Aldeburgh Road, Aldringham	0	++	++	0	++	+	-	?	-	-	+	-	-	+	+	0	+	++	0
SCLP12.44: Land South of Forge Close between Main Road and Ayden, Benhall	0	++	+	0	++	+	-?	-?	-	-	+	0	-	0	+	0	+?	++	0
SCLP12.45: Land to the South East of Levington Lane, Bucklesham	0	++	+	0	++	+	-	-	-	-	+	0	-	0	+	0	0	+?	0
SCLP12.46: Land to the South of Station Road, Campsea Ashe	0	++	+?	0	?	+	-	-	-	-	+	0	-	+	+	0	0	+	0
SCLP12.47: Land behind 15 St Peters Close, Charsfield	0	++	+?	0	++	+	-	--	-	-	0	0	-	+?	+	0	0	+?	0
SCLP12.48: Land South of Darsham Station, East of A12, North of Yoxford	0	++	?	0	++	+	-	--	-	-	+	0	-	+?	+?	0	0	++	0
SCLP12.49: Land North of The	0	++	?	0	+?	+	-	--	-	-	+	0	-	+?	0	0	0	++	0

Policy	Sustainability Appraisal Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Street, Darsham																				
SCLP12.50: Land off Laxfield Road, Dennington	0	++	?	0	++	+	-	--	-	-	+	0	+	+?	+	0	0	+	0	
SCLP12.51: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	0	++	?	0	++	0	-	--	-	-	+	0	--	+?	?	0	0	++	0	
SCLP12.52: Land to the West of Chapel Road, Grundisburgh	0	++	++	0	++	0	-	-	-	-	+?	0	-	+?	+	0	0	+	0	
SCLP12.53: Land South of Ambleside, Main Road, Kelsale cum Carlton	0	++	+	0	++	+	-	-	-	-	+	-	-	+	+	0	+	++	0	
SCLP12.54: Land north of The Street, Kettleburgh	0	++	?	+	?	+	-	--	-	-	++	0	-	+	+	0	0	?	0	
SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton	0	++	+	0	+	+	-	-	-	-	+?	0	-	+	0	0	?	+	0	
SCLP12.56: Land at School Road, Knodishall	0	++	+?	0	++	+	-	-	-	-	+	0	-	0	0	0	+	+	0	
SCLP12.57: Land at Bridge Road, Levington	0	++	+?	0	0	?	-	-	-	-	+	-	--	0	+?	0	0	+	0	
SCLP12.58: Land north of Mill Close, Orford	0	++	?	0	+	+	-	-	-	-	+	-	-	+	+	0	+	-	0	
SCLP12.59: Land Adjacent to Swiss Farm, Otley	0	++	++	0	++	+	-	--	-	-	+	0	-	+?	+	0	0	?	0	
SCLP12.60: Land Adjacent to Farthings, Sibton Road, Peasenhall	0	++	?	0	?	+	-	--	-	-	+?	0	-	+	+	0	0	+?	0	
SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	0	++	++	0	++	+	-	--	-	-	+	0	-	+	+	0	0	++	0	
SCLP12.62: Land west of Garden Square Rendlesham	0	++	+	0	+	+	-	-	-	-	+	-	-	0	+	0	0	-	0	
SCLP12.63: Land east of Redwald Road, Rendlesham	0	++	+	0	+	+	-	-	-	-	+	-	-	0	+	0	0	-	0	
SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham	0	++	+?	0	-	0	-	-	-	-	0	-	-	+?	+	0	0	+?	0	
SCLP12.65: Land off Howlett Way, Trimley St Martin	0	++	+	0	+	+	-	--	-	-	+	-	-	+?	+	0	0	+	0	
SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	0	++	+	0	++	+	-	--	-	-	+	?	--	+	+	0	+	+	0	
SCLP12.67: Off Keightley Way, Tuddenham St Martin	0	++	+	0	0	+	-	--	-	-	+	0	-	0	0	0	0	+	0	
SCLP12.68: Land South of Lower Road, Westerfield	0	++	+	0	+?	+	-	-	-	-	+	-	-	+	+	0	0	+	0	

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.69: Land West of B1125, Westleton	0	++	?	0	+	+	0	--	-	-	+	0	--	+	+	0	0	-?	0
SCLP12.70: Land at Cherry Lee, Westleton	0	++	?	0	+	+	-	-	-	-	+	0	--	0	+	0	0	-	0
SCLP12.71: Land at Mow Hill, Witnesham	0	++	?	0	+	+	-	--	-	-	+	0	-	+	+	0	0	+	0
SCLP12.72: Land at Street Farm, Witnesham (Bridge)	0	++	?	0	?	+	-	+	-	-	+	-	-	+	++	0	0	+	0
Cumulative effect	+	++	+	+	+	+	-	--	-	-	+	-	-	+	+	++	+	+	+

Objective 1: To reduce poverty and social exclusion

7.2 Significant positive effects arise from overall approach to growth in the Ipswich Strategic Planning Area, the Infrastructure Provision and the Community Facilities and Assets policies as well as the approach to growth in Felixstowe. A number of individual site allocations in Felixstowe (where there are pockets of deprivation) also produced significant positive effects. The strategy for growth in Suffolk coastal, along with the employment land policies and allocations also scored positively against this objective. Both garden neighbourhood allocations produced minor positive effects. There were a number of uncertain effects against the topic based policies, but no negative effects were recorded. None of the rural residential allocations had an effect. The cumulative effect of the whole plan is considered to be a positive effect.

Objective 2: To meet the housing requirements of the whole community

7.3 Significant positive effects are created by the strategy for the scale and location of growth in Suffolk Coastal and across the Ipswich Housing Market Area. Residential site allocations all contribute to delivering housing for the district and produced significant positive effects against this objective. Minor negative effects were recorded for the tourism policies. This reflects the conflict between supporting the tourist economy in the district and delivery new housing for permanent occupations. The cumulative effect is a significant positive for this objective.

Objective 3: To improve the health of the population overall and reduce health inequalities

7.4 Significant positive effects were produced by the policies related to the delivery of new infrastructure and by the site allocations in closest proximity to services and facilities. The majority of the smaller rural allocation policies had no effect against this indicator. No negative effects were recorded. The cumulative effect of the whole plan is considered to be a positive effect.

Objective 4: To improve the quality of where people live and work

7.5 Significant positive effects are produced by the policies related to the delivery of new infrastructure and the community facilities and assets policy. This reflects the importance of social infrastructure in maintaining and enhancing quality of life. Significant positive effects were also recorded against residential amenity policy and the settlement hierarchy policy. An uncertain minor negative was identified against the major energy infrastructure projects policies. This highlights the impact that large scale developments of that nature could have quality of life. Two other uncertain minor negative impacts were recorded against tourism

policies this reflects the potential conflict between supporting the tourist economy in the district while maintaining the quality of life for residents. No other negative effects were produced. The majority of the site allocations recorded no effect. The cumulative effect of the whole plan is considered to be a positive effect.

Objective 5: To improve levels of education and skills in the population overall

- 7.6 Significant positive effects were identified against the infrastructure policies which support the delivery of new educational facilities as well as the individual allocations that deliver increased education capacity. Policies which protect existing employment areas or support new ones have a positive effect on skills in the population had a positive or uncertain positive effect. One minor negative was recorded against a rural housing allocation due to lack of local education facilities and a number of minor negatives were recorded against housing policies supporting residential development in the more rural parts of the district where access to education facilities is normally dependant of private car use. The cumulative effect of the whole plan is considered to be a positive effect.

Objective 6: To conserve and enhance water quality and resources

- 7.7 Significant positive effects were identified against the infrastructure policies, the drainage and water management policies and the environmental quality policy. Against most other topic policies there was no effect. The majority of the site allocations produced either positive or uncertain positive effects. No negative effects were recorded. The cumulative effect of the whole plan is considered to be a positive effect.

Objective 7: To maintain and where possible improve air quality

- 7.8 Significant positives were recorded against the policies addressing climate change and environmental quality. The majority of the site allocations however, recorded minor negative effects, as the result of increased vehicle journeys arising from population growth. Rural development overall will generate more car journeys which will have a negative impact on air quality. However, as cars become less polluting; electric vehicles become more common this negative effect may reduce over time. A significant negative effect was recorded against the Innocence Farm employment allocation. Overall there is considered to be a temporary minor negative effect on this objective.

Objective 8: To conserve and enhance soil and mineral resources

- 7.9 Significant negative effects are generated by the strategy for growth and allocations on greenfield sites which impact on the best and most versatile agricultural land. Site allocations on lower quality agricultural land generate minor negative effects, and those on previously developed land score positively. The environmental quality policy mitigates the loss of greenfield and agricultural land to an extent and score a significant positive against the objective. The overall effect is considered to be a significant negative.

Objective 9: To promote the sustainable management of waste

- 7.10 The majority of the topic based policies produce no effect against this objective. The site allocations however show a significant number of minor negatives as population increase is likely to lead to increased waste. There are no significant negatives recorded and some minor positives effects arising from the Sustainable construction and design policies. The overall effect is considered to be a minor negative.

Objective 10: To reduce emissions of greenhouse gases from energy consumption

- 7.11 The majority of the topic based policies produce no effect against this objective. There are however significant positives arising from the sustainable transport policy, renewables and

sustainable construction policy and the environmental quality policy. The site allocations show a substantial number of minor negatives as increase development is likely to lead to increased emissions. The impact of other policies in the plan which seek to address should mitigate the impact over time through increased efficiency standards in new design etc. The overall effect is considered to be a temporary minor negative.

Objective 11: To reduce vulnerability to climatic events and flooding

- 7.12 The majority of the topic based policies produce no effect against this objective. There are however significant positives arising from the coastal change management policy, the flood risk policy and the drainage policy the site allocations show a significant number of minor positives as requirements relating to flood risk have been incorporated into the policies. The overall effect is considered to be a minor positive.

Objective 12: To safeguard the integrity of the coast and estuaries

- 7.13 Significant positives are produced by the coastal change management policies, the visitor management policy, and the landscape character policy. There are a number of minor negatives recorded against individual allocations where development could result in increased recreational pressure on protected European sites or protected species. However this effect is mitigated by requirements in strategic topic based policies. The overall effect is considered to be a minor positive.

Objective 13: To conserve and enhance biodiversity and geodiversity

- 7.14 Significant positives are produced by the coastal change management policies, the visitor management policy, and the landscape character policy. There are a number of minor negatives and three significant negatives recorded against individual allocations where development could result in increased recreational pressure on protected European sites or protected species. However this effect is mitigated by requirements in strategic topic based policies. The overall effect is considered to be a minor negative.

Objective 14: To conserve and where appropriate enhance areas and assets of historical and archaeological importance

- 7.15 Significant positive effects are created by the strategy for the heritage policies and the individual strategies for growth. A number of minor positive effects are recorded for individual site allocations. No significant negatives are recorded. The cumulative effect is a minor positive for this objective.

Objective 15: To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

- 7.16 Significant positive effects are created by the strategy for the landscape character and design policies and the heritage policies. A number of minor positive effects are recorded for individual site allocations. No significant negatives are recorded. The cumulative effect is a positive for this objective.

Objective 16: To achieve sustainable levels of prosperity and growth throughout the plan area

- 7.17 Significant positive effects are created by the strategy for the scale and location of growth in Suffolk Coastal and across the Ipswich Housing Market Area. Significant positive effects are also recorded for the infrastructure policies and the employment policies. Minor positives arise from the retail policies and tourism policies. Employment site allocations produce significant positive effects against this objective. The cumulative effect is a significant positive for this objective.

Objective 17: To maintain and enhance the vitality and viability of town and retail centres

- 7.18 Significant positive effects are created by the strategy for the scale and location of growth in Suffolk Coastal and against the retail policies. Significant positive effects are also recorded for allocations in close proximity to town and retail centres. The majority of the rural site allocations had no effect on this objective. The cumulative effect is a minor positive for this objective.

Objective 18: To encourage efficient patterns of movement, promote sustainable travel and transport and ensure good access to services

- 7.19 Significant positive effects are created by the strategic infrastructure policy, the sustainable transport policy and a number of the allocations in areas with good access to services and facilities. Minor or uncertain effects are recorded against other allocations. The cumulative effect is a minor positive for this objective.

Objective 19: To ensure that the digital infrastructure available meets the needs of current and future generations

- 7.20 Significant positive effects are created by the digital infrastructure policy four of the larger employment allocations. The majority of the policies record no effect against this objective. The cumulative effect is a minor positive for this objective.

Summary of Significant Effects

The table below summarises the significant effects of the plan. The table also makes a judgement on the likelihood of the effect upon delivery of the plan.

Objective	Positive/ Negative	Probability
Objective 2: To meet the housing requirements of the whole community	Positive	Highly probable
Objective 8: To conserve and enhance soil and mineral resources	Negative	Certain
Objective 16: To achieve sustainable levels of prosperity and growth throughout the plan area	Positive	Highly probable

Mitigation measures

- 7.21 The strategic policies provide mitigation for many of the negative effects identified in the plan. Where negative effects have been identified with respect to the policies and site allocations,

mitigation of these negative effects has been identified and incorporated in to the plan wherever possible. Details of mitigation can be found in the individual appraisal in Appendix B.

- 7.22 The only identified significant negative effect is against the objective 8 (to conserve and enhance soil and mineral resources). The strategy of the plan distributes growth around the district which involves a level of development on greenfield sites and agricultural land. The strategy of directing a degree of development to the rural areas (where there is relatively little previously developed land) has other benefits in supporting the viability of some of those rural communities. Where possible to Plan making process has taken forward brownfield sites or less valuable greenfield sites (in terms of agricultural land value) for allocation. Requirements within the strategic policies provide some degree of mitigation. However, the rural nature of the District and the limited availability of suitable brownfield sites make complete mitigation of this effect unlikely.

Conclusion on Significant Effects

- 7.23 Overall, the Plan will have a positive effect, including a number of significant positive effects, on the sustainability objectives. In particular, the appraisals show a number of positive effects in relation to the delivery of new housing, and support for the local economy. There are however some significant negative effects identified through the appraisals. In particular the effect of a number of the site allocations on Objective 8 which relates to conserving and enhancing soil and mineral resources.

8. Proposals for Monitoring

- 8.1 Monitoring enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this Sustainability Appraisal report. It helps to ensure that any unforeseen adverse effects can be identified and remedial action taken if required.
- 8.2 Results will be published in the Authority Monitoring Report as appropriate. Whilst some indicators are monitored annually by the Council or external bodies, others are monitored less frequently for example through the national Census. Results for some indicators will change rapidly to signal recent changes such as housing completions or employment figures. Others such as health will show changes and trends over a longer timescale. This means that it is not always possible, practical or useful to report on every indicator every year.

SA Objective	Indicator	Source
Population		
1. To reduce poverty and social exclusion	<ul style="list-style-type: none"> Long term unemployment rate Proportion of the population who live in wards that rank within the most deprived 10% and 25% of wards in the country 	<ul style="list-style-type: none"> Suffolk Observatory Index of Multiple Deprivation
Housing		
2. To meet the housing requirements of the whole community	<ul style="list-style-type: none"> New homes completed in the monitoring year New homes approved in the monitoring year Recorded homeless rates Net additional dwellings – size, type, affordable 	<ul style="list-style-type: none"> council records Population ONS
Health and Wellbeing		
3. To improve the health of the population overall and reduce health inequalities	<ul style="list-style-type: none"> Condition of residents general health Change in the amount of Accessible Natural Greenspace 	<ul style="list-style-type: none"> Census - QS302EW Natural England Suffolk Observatory
4. To improve the quality of where people live and work	<ul style="list-style-type: none"> Level of recorded crime and anti-social behaviour Percentage of the district's population having access to a natural greenspace within 400 metres of their home Length of greenways constructed 	

SA Objective	Indicator	Source
	<ul style="list-style-type: none"> Hectares of accessible open space per 1,000 population 	
Education		
5. To improve levels of education and skills in the population overall	<ul style="list-style-type: none"> GCSE and equivalent results for young people % of working age population with NVQ level 4+ or equivalent qualification 	<ul style="list-style-type: none"> Department for Education Population Census 2011 - QS501EW
Water		
6. To conserve and enhance water quality and resources	<ul style="list-style-type: none"> Recorded water quality in rivers, estuaries and groundwater from River Basin Management Plans Recorded Water Resource Availability Status Bathing water quality 	<ul style="list-style-type: none"> Environment Agency Environment Agency, Anglian Water, Essex & Suffolk Water Flora
Air		
7. To maintain and where possible improve air quality	<ul style="list-style-type: none"> Number of designated AQMAs Estimated district CO2 emissions 	<ul style="list-style-type: none"> Department for Business, Energy & Industrial Strategy Biodiversity
Material Assets (including Soil)		
8. To conserve and enhance soil and mineral resources	<ul style="list-style-type: none"> Percentage of development recorded on greenfield / brownfield land 	<ul style="list-style-type: none"> Council records Environment Agency
9. To promote the sustainable management of waste	<ul style="list-style-type: none"> Change in recorded soil quality Allocations recorded on best agricultural land quality (1,2,3) Estimated household waste produced Estimated quantity of household waste recycled 	<ul style="list-style-type: none"> DEFRA Human health Landscape
Climatic Change, Flooding and the Coast and Estuaries		
10. To reduce emissions of greenhouse gases from energy consumption	<ul style="list-style-type: none"> Estimated district CO2 emissions Installed MWs of commercial scale renewable energy schemes 	<ul style="list-style-type: none"> Department for Business, Energy & Industrial Strategy
11. To reduce vulnerability to	<ul style="list-style-type: none"> Estimated number of properties at risk from flooding 	<ul style="list-style-type: none"> Council records Environment

SA Objective	Indicator	Source
climatic events and flooding	<ul style="list-style-type: none"> Number of schemes incorporating SUDs mechanisms 	<ul style="list-style-type: none"> Agency
12. To safeguard the integrity of the coast and estuaries	<ul style="list-style-type: none"> Recorded visitor numbers on designated European sites 	<ul style="list-style-type: none"> Suffolk County Council AONB unit, Natural England,
Biodiversity		
13. To conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> Change in the number and area of designated ecological sites Recorded condition/status of designated ecological sites Recorded visitor numbers on designated European sites) Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance Percentage of major developments generating overall biodiversity enhancement Hectares of biodiversity habitat delivered through strategic site allocations 	<ul style="list-style-type: none"> Suffolk Observatory Council records Natural England AONB unit
Cultural Heritage		
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	<ul style="list-style-type: none"> Change in the number of designated and non-designated heritage assets Number of heritage assets recorded as 'at risk' 	<ul style="list-style-type: none"> English Heritage, Council records
Landscape		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<ul style="list-style-type: none"> Development brought forward through regeneration projects Development granted in AONB or Special Landscape Area designations. Amount of new development in AONB/ Heritage Coast 	<ul style="list-style-type: none"> Council records
Economy		
16. To achieve sustainable levels of prosperity and growth	<ul style="list-style-type: none"> Estimated new job creation Net additional gains in employment land development 	<ul style="list-style-type: none"> Council records Oxford Economics - East of England

SA Objective	Indicator	Source
throughout the plan area	<ul style="list-style-type: none"> • Business formation rate • Number of business paying business rates • Numbers employed by industry • % of A1 use class and vacant units in town centres 	Forecast Model
17. To maintain and enhance the vitality and viability of town and retail centres		
Transport, Travel and Access		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	<ul style="list-style-type: none"> • Loss of key services Provision of key infrastructure projects • Travel to work distances • Travel to work modes 	<ul style="list-style-type: none"> • Council records • Infrastructure Delivery Plan • Census
Digital Infrastructure		
19. To ensure that the digital infrastructure available meets the needs of current and future generations	<ul style="list-style-type: none"> • Average Broadband speeds 	<ul style="list-style-type: none"> • County records • Better broadband Suffolk

Appendix A: Context Review

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
NATIONAL CONTEXT		
Department of Business, Energy and Industrial Strategy - Industrial Strategy White Paper: Building a Britain fit for the future 2017		
<p>The vision of the UK Government is that by 2030 Britain will have seen transformation to the leading innovative economy and the best place to start and grow a business, with upgraded infrastructure and prosperous communities across the country.</p> <p>Public infrastructure funding will have doubled by 2022/23, and through collaborative working with local leaders dynamic economies will be built. The strategy also details the need to support UK businesses to boost exports and productivity.</p>	<p>The Local Plan will facilitate the further expansion of the Suffolk Coastal Economy through employment growth in site allocations and employment policies. The Port of Felixstowe will be supported through the Local Plan to ensure the continued success of the Port and its wider supporting business environment. The Local Plan will operate within a landscape of collaborative working at all spatial scales including the New Anglia LEP regarding cross boundary economic development and meaningful community engagement.</p>	<p>The SA will include objectives detailing the need to support and facilitate sustainable economic development.</p>
Department for Business, Energy and Industrial Strategy - Clean Growth Strategy 2017		
<p>This report emphasises the need to provide growth at a national scale which is clean. Protecting our built and natural environment is of paramount importance for the future of the country. Protecting our environment is beneficial for our economy and should be seen as an</p>	<p>The Local Plan must protect and enhance our built and natural environment. Achieving this will result in social, cultural and economic benefits across the whole district.</p>	<p>The SA should recognise the pressures on the built and natural environment across the district and set objectives aimed at protecting and enhancing our environment.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>opportunity rather than a constraint.</p> <p>Successfully protecting and enhancing our natural environment will:</p> <ul style="list-style-type: none"> • Improve our quality of life. • Increase our economic prosperity. • Result in cleaner air. • Lower energy bills. • Provide greater economic security. <p>The report defines Clean Growth as growing our natural income while cutting our greenhouse gases.</p> <p>The report outlines to objectives in achieving clean growth:</p> <ul style="list-style-type: none"> • To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. • To maximise the social and economic for the UK from this transition. 		
<p>DCLG - Lifetime homes, lifetime neighbourhoods: A national strategy for housing in an Ageing Society 2008</p>		
<p>A strategy to address housing issues for an ageing society.</p>		
<p>Strategy is to ensure that people are able to stay within their own homes as they get older. Promote housing standards which meet life time homes so that they provide the flexibility required as the population gets older. Also a</p>	<p>Local Plans need to provide a range of housing types and tenures to meet the needs of the ageing population through providing the appropriate housing options and housing</p>	<p>The SA should include objectives relating to providing the housing needed across the district as well as ensuring that it meets the specific requirements of residents.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
need to improve the integrations between housing and health care	standards.	
DCLG - Planning for schools 2011		
Policy statement to increase the number of state funded schools through the planning system.		
<p>Support the development of state funded schools and their delivery through the planning system.</p> <p>Work together with all parties to help form strong planning applications for state funded schools.</p> <p>Planning conditions should only be absolutely necessary to making the development acceptable in planning terms.</p>	<p>Future local plan policies will need to be in place to help ensure there are a sufficient number of state funded schools within the district.</p>	<p>SA objectives that consider requirements for schools.</p>
DCLG - National Planning Policy Framework 2012		
The NPPF sets out the Governments economic, environmental and social planning policies for England. Taken together, these policies provide the Government's vision of sustainable development, which should be incorporated into local planning policies		
<p>The Government aims to achieve sustainable development through:</p> <ul style="list-style-type: none"> • Building a strong, competitive economy. • Ensuring the vitality of town centres. • Supporting a prosperous rural economy. • Promoting sustainable transport. • Supporting high quality communications. • Delivering a wide choice of high quality homes. • Requiring good design. 	<p>Local Plans need to be produced in accordance with the NPPF and the Government's all encompassing approach to sustainable development.</p>	<p>The SA should include objectives which relate to all elements of the NPPF and the approach the Government is taking to achieving sustainable development.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Promoting healthy communities. • Protecting green belt land. • Meeting the challenge of climate change, flooding and coastal change. • Conserving and enhancing the natural environment. • Facilitating the sustainable use of minerals. 		
DCLG – Ministerial statement on SUDS 2014		
Written statement on sustainable drainage systems for proposals of 10 dwellings or more.		
<p>Developments of 10 dwellings or more should have a sustainable drainage system in place, unless demonstrated to be inappropriate.</p> <p>Consult with lead local flood authorities on the management of surface water.</p>	The Local Plan should explore opportunities to utilise SuDS.	SA objectives that consider the role of SuDS.
DCLG - National Planning Practice Guidance 2014		
The NPPG provides guidance on the interpretation and implementation of the NPPF. The guidance also includes practical guidance on the planning system and the Community Infrastructure Levy. The Guidance is regularly updated, the most recent of which is related to the new NPPF 2018.		
The NPPG provides guidance on the interpretation and implementation of the NPPF. The guidance also includes practical guidance on the planning system and the Community Infrastructure Levy.	Local Plans need to be produced in accordance with the guidance outlines in the NPPG.	The SA should be prepared in line with guidance on the NPPG.
Department for Digital, Culture, Media and Sport - UK Digital Strategy 2017		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The report sets out the need to fully embrace the digital economy, in order to seek the benefits. The report sets out 7 key pillars:</p> <ul style="list-style-type: none"> • Connectivity – building world class digital infrastructure for the UK. • Digital skills and inclusion – giving everyone access to the digital skills they need. • The digital sectors – making the UK the best place to start and grow a digital business. • The wider economy – helping every British business become a digital business. • A safe and secure cyberspace – making the UK the safest place in the world to live and work online. • Digital government – maintaining the UK government as a world leader in serving its citizens online. • Data – unlocking the power of data in the UK economy and improving public confidence in its use. 	<p>The Local Plan must acknowledge the importance of the digital economy and its clear future importance, and plan for a future where the digital economy is at the forefront.</p>	<p>The SA should include objectives that promote the need for greater support for the digital economy.</p>
<p>Department For Education - Home to school travel and transport guidance 2014</p>		
<p>This is statutory guidance from the Department of Education in relation to school travel and transport, and sustainable travel.</p>		
<p>Regularly review travel policies, arrangements and contracts. Promote use of sustainable travel</p>	<p>Future local plan policies will need to be in place to ensure that travel arrangements are in place for every child eligible whilst</p>	<p>SA objectives that promote sustainable transport (and better air quality).</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Ensure transport arrangements are in place for all eligible children</p> <p>Assess the travel and transport needs of children and young people within the district.</p>	<p>achieving this in a sustainable way.</p>	
<p>Department for Energy and Climate Change - National Policy Statements for energy infrastructure 2011</p>		
<p>Sets out national Government policy on the delivery of major energy infrastructure.</p>		
<p>Sets out the need for and role of various different types of renewable / low carbon energy. Potential impacts of renewable energy are listed along with a summary of how the Infrastructure Planning Commission will make decisions.</p>	<p>Local Plans need to take into account the legally binding target to cut greenhouse gas emissions by at least 80% by 2050 compared to 1990 levels.</p>	<p>The SA should include objectives relating to energy supply and consumption across the district.</p>
<p>Department of Energy and Climate Change - UK Renewable Energy Roadmap update 2013</p>		
<p>Seek to provide 15% of energy from renewable sources by 2020. Energy sources include onshore and offshore wind, marine energy, biomass electricity and heat, ground and air source heat pumps and renewable transport. This sets out actions at the level of central Government</p>	<p>Future policies in the Local Plan need to encourage sustainable forms of energy generation and production where possible.</p>	<p>SA should promote development that is energy efficient and increase the use of renewable energy.</p>
<p>DEFRA - Water for life, White Paper 2011</p>		
<p>This paper adds more detail to the announcements made in the Water White Paper around market reform.</p>		
<p>This white paper is centred on the current water situation in the UK and shows that action needs to be taken in making our water use more sustainable. The white paper</p>	<p>The Local Plan will explore opportunities that planning policy can take to sustainably manage water supply and water treatment,</p>	<p>SA objectives that promote the sustainable use of water.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>takes forward the new “catchment-based approach”</p> <p>Ofwat target to get water companies to reduce demand by 5 litres per property per day over 5 years.</p> <p>Reduce leakage by 3% between 2009/10 – 2015.</p>	<p>amongst other water uses.</p>	
<p>DEFRA - Mainstream Sustainable Development: The Government’s Vision and What this means in Practice 2011</p>		
<p>Coalition Government is committed to sustainable development and believes in going beyond the short term with eyes fixed firmly on the long term horizon shift in relation to our economy, our society and the environment. The refreshed vision (2011) builds on the principles of the UK’s Sustainable Development strategy published in 2005.</p>		
<p>Good progress has been made since the first UK Sustainable Strategy was published but Government recognises that Sustainable Development is a core strategic issue and needs to be embedded into policy and be transparent with independent scrutiny.</p> <p>In order to further promote sustainable development, new measures to support this include:</p> <ul style="list-style-type: none"> • Ministerial leadership and oversight. • Leading by example. • Embedding sustainable development in Government policy. • Transparency and independent scrutiny. 	<p>The Government’s vision for mainstreaming sustainable development will be central to future Government policy and needs to be taken into account in all Local Plans.</p>	<p>The SA should include objectives which support and promote sustainable development.</p>
<p>DEFRA - Safeguarding our soils: A strategy for England 2011</p>		
<p>The Strategy highlights the areas for priority including:</p>	<p>The Local Plan should develop policies that promote brownfield / previously developed</p>	<p>The SA should include objectives that seek to</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Better protection for agricultural soils. • Protecting and enhancing stores of soil carbon. • Building resilience of soils to changing climate. • Preventing soil pollution. • Effective soil protection during construction and development. • Dealing with legacy of contaminated land. 	land sites for development.	protect greenfield sites.
DEFRA - Securing the Future: Delivering the UK Sustainable Development Strategy 2011		
The Government's main sustainable development strategy		
<p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations.</p> <p>Four shared priorities:</p> <ul style="list-style-type: none"> • Sustainable consumption and production. • Climate change and energy. • Natural resource protection and environmental enhancement. • Sustainable communities. 	Develop policies that meet sustainable development aims and objectives.	Sustainability objectives that cover the priorities of sustainable development across multiple topic areas.
DEFRA - Future Water: the Government's Water Strategy for England 2011		
This document outlines how to manage water supply in order to become more efficient in all aspects		
Document identifies current status and issues regarding water use and outlines ways to ensure a sustainable delivery of water supplies and protected water	The Local Plan will need to seriously consider the risk of flooding and drainage issues when planning future developments.	SA objectives should clearly be aimed at helping achieve the visions that are set out in this document.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>environment. The following areas are discussed:</p> <ul style="list-style-type: none"> • Water demand. • Water supply. • Water quality in the natural environment. • Surface water drainage. • River and coastal flooding. • Greenhouse gas emissions. • Charging for water. • Regulatory framework, completion and innovation. • Working together. 		
DEFRA - The Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2011		
<p>The Strategy sets out air quality objectives and policy options to further improve air quality in the UK to deliver environmental, health and social benefits. It examines the costs and benefits of air quality improvement proposals, the impact of exceedances of the strategy's air quality objectives, the effect on ecosystems and the qualitative impacts.</p>		
<p>The Strategy sets out air quality objectives and policy options to further improve air quality in the UK to deliver environmental, health and social benefits. It examines the costs and benefits of air quality improvement proposals, the impact of exceedances of the strategy's air quality objectives, the effect on ecosystems and the qualitative impacts.</p>	<p>The national strategy sets objectives and targets for each air quality pollutant and Local Plans will need to take into account air quality as part of policy options</p>	<p>The SA should include objectives relating to the air quality and improving the environment for all communities.</p>
DEFRA - Working with the grain of nature: a biodiversity strategy for England 2011		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The Biodiversity Strategy for England sets this fundamental shift in train by ensuring that biodiversity considerations become embedded in all the main sectors of economic activity, public and private. Agriculture is particularly important, and the Strategy capitalises on the opportunities presented by the report of the Policy Commission on Food and Farming.</p> <p>The document's vision is one where wild species and habitats are part of healthy functioning ecosystems; where we nurture, treasure and enhance our biodiversity, and where biodiversity is a natural consideration of policies and decisions, and in society as a whole.</p>	<p>The Local Plan must seek to implement policies that emphasise the importance of protecting and enhancing the natural environment.</p>	<p>The SA should incorporate objectives that support the protection and enhancement of biodiversity values with an emphasis on a holistic approach.</p>
<p>DEFRA - National Policy Statement for Waste Water 2012</p>		
<p>This document sets the framework for planning decisions on nationally significant waste water infrastructure.</p> <p>Waste water treatment infrastructure is essential for public health and a clean environment. Demand for new and improved waste water infrastructure is likely to increase in response to the following main drivers:</p> <ul style="list-style-type: none"> - More stringent statutory requirements to protect the environment and water quality. - Population growth and urbanisation. - Replacement or improvement of 	<p>The Local Plan must recognise the importance of waste water infrastructure where need is present. If waste water infrastructure is required and in excess of an increase in population of more than 500,000 for a waste water treatment plant it is considered nationally significant.</p>	<p>The SA should include objectives that support improvements in waste water infrastructure where there is appropriate need.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>infrastructure.</p> <ul style="list-style-type: none"> - Adaptation to climate change. <p>If waste water infrastructure is required and in excess of an increase in population of more than 500,000 for a waste water treatment plant it is considered nationally significant.</p>		
<p>DEFRA - Waste Management Plan for England 2013</p>		
<p>Waste management plan for England which provides analysis of the current waste management situation. The plan does not introduce new policies or change the landscape of how waste is managed in England.</p>		
<p>The plan was created on the basis of the following key objectives:</p> <ul style="list-style-type: none"> • Protect material assets. • Reduce Air Emissions contributing to global problems. • Reduce Air Emissions of local relevance. • Protect and enhance biodiversity. • Conserve water resources and water quality. • Conserve and improve soil quality. • Protect and enhance landscape and historic environment. 	<p>The local plan should look to promote and help achieve the objectives that the report is based on.</p>	<p>SA objectives that are in accordance with the waste hierarchy.</p>
<p>DEFRA - Government Progress in Mainstreaming Sustainable Development 2013</p>		
<p>Government has developed a range of policies that are contributing towards a sustainable economy, thriving communities and an improved environment. One of the key principles underlying the Government's approach to sustainable development is that growing the economy and improving the environment</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
can be mutually supportive.		
<p>All departments of Government are required to include sustainable development commitments within their business plans and are asked to report on progress in Annual Reports and Accounts.</p> <p>Government published first Annual Report on Greening Government Commitments in December 2012 – first year showed good progress has been made, but more work needs to be done to reduce environmental impacts by 2015.</p> <p>The Government also published the NPPF in March 2012 which contains a presumption in favour of sustainable development and acts as a reference point for both plan production and decisions on individual planning applications. The NPPF is clear that planning has an economic, social and environmental role in contributing to sustainable developments, and that it should pursue net gains across all three roles.</p> <p>Document details the progress the Government has made with regards to mainstreaming sustainable development through partnership working on at the local, national and international levels. But recognises that the delivery of sustainable development will always be a work in progress.</p>	<p>The progress report highlights that sustainable development is still at the heart of the plan making and decision making processes and is a key objective for the Government.</p> <p>Local authorities need to ensure that sustainable development is at the heart of all Local Plans.</p>	<p>The SA should include objectives to promote sustainable development across the district, in line with the Governments vision and the NPPF.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
DEFRA - Adapting to Climate Change: Ensuring Progress in Key Sectors 2013		
<p>This document sets out which organisations are involved in the second round of the Adaptive Reporting Power (ARP). It also details what information should be collected and how it should be reported. The ARP applies to all public organisations who might be affected by climate change or who may have to tackle the impacts of climate change in the future. The three aims of the ARP are to: ensure that climate change risk management is systematically undertaken; help ensure public service and infrastructure are resilient to climate change; monitor preparedness of key sectors to climate change. The first round of the ARP has already been completed and all organisations involved in that will also be involved in the second round.</p> <p>Overarching objectives are to identify areas of risk to the public sector and assess the effectiveness of measures taken to combat risk. Planning authorities are not included in the scope of this exercise, which is unlikely to have any impact upon local plan document preparation.</p>		
DEFRA - UK Marine Policy Statement 2013		
Provides the high level context within which national and subnational policies will be devised.		
<p>Simply marine planning regime and integrate it with terrestrial planning frameworks. Objectives of marine planning include:</p> <ul style="list-style-type: none"> • Environmental protection. • Extraction of supply of natural oil and gas. • Defence. • Shipping and ports. • Cabling. • Dredging and fishing. 	<p>Local planning authorities should ensure that Local Plan policies accord with the Marine Policy Statement and that the East Marine Inshore and Offshore Plans have been taken into account during preparation.</p> <p>Local Plan Policies should promote development that safeguards and enhances the seas surrounding east Suffolk.</p> <p>Ensuring economic development benefits and strengthens the marine economy.</p>	Objective should consider the impact on the marine environment and economy.
DEFRA and Department of Health and Social Care - National Adaptation Programme 2013		
The National Adaptation Programme was based on the findings of the Climate Change Risk Assessment, which was produced in response to the Climate		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Change Act, 2008. The NAP is organised around a series of objectives, together with guidance about how these will be achieved.		
<p>Objective 1: To work with individuals, communities and organisations to reduce the threat of flooding and coastal erosion, including that resulting from climate change, by understanding the risks of flooding and coastal erosion, working together to put in place long-term plans to manage these risks and making sure that other plans take account of them.</p> <p>Objective 2: To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change.</p>	The Local Plan should include policies which relate to Climate Change and adaptation to this.	The SA should include objectives in relation to climate change adaptation.
DEFRA - East Inshore and East Offshore Marine Plans 2014		
<p>The plans contain 11 objectives:</p> <ol style="list-style-type: none"> 1. To promote the sustainable development of economically productive activities, taking account of spatial requirements of other activities of importance to the East marine plan areas. 2. To support activities that create employment at all skill levels, taking account of the spatial and other requirements of activities in the East marine plan areas. 3. To realise sustainably the potential of renewable 	The Local Plan should recognise the policies set out in this report and seek to provide sustainable development for all with specific reference to the important coastline and coastal waters.	The SA should recognise the importance of a sustainable coastline and coastal waters in benefiting the social, economic, and environmental aspects of living, working, and visiting the district.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>energy, particularly offshore wind farms, which is likely to be the most significant transformational economic activity over the next 20 years in the East marine plan areas, helping to achieve the United Kingdom’s energy security and carbon reduction objectives.</p> <p>4. To reduce deprivation and support vibrant, sustainable communities through improving health and social well-being.</p> <p>5. To conserve heritage assets, nationally protected landscapes and ensure that decisions consider the seascape of the local area.</p> <p>6. To have a healthy, resilient and adaptable marine ecosystem in the East marine plan areas.</p> <p>7. To protect, conserve and, where appropriate, recover biodiversity that is in or dependent upon the East marine plan areas.</p> <p>8. To support the objectives of Marine Protected Areas (and other designated sites around the coast that overlap, or are adjacent to the East marine plan areas), individually and as part of an ecologically coherent network.</p> <p>9. To facilitate action on climate change adaptation and mitigation in the East marine plan areas.</p> <p>10. To ensure integration with other plans, and in the regulation and management of key activities and</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>issues, in the East marine plans, and adjacent areas.</p> <p>11. To continue to develop the marine evidence base to support implementation, monitoring and review of the East marine plans</p>		
<p>Department for Business, Energy and Industrial Strategy - Building our Industrial Strategy: Green Paper 2017</p>		
<p>Sets out the approach to building an industrial strategy that addresses long term challenges to the UK economy by improving living standards and economic growth by increasing productivity and driving growth across the whole country.</p>		
<p>The Industrial Strategy will be delivered by 10 pillars:</p> <ul style="list-style-type: none"> • Investing in science, research and innovation. • Developing skills. • Upgrading infrastructure. • Supporting businesses to start and grow. • Improving procurement. • Encouraging trade and inward investment. • Delivering affordable energy and clean growth. • Cultivating world leading sectors. • Driving growth across the whole country. • Creating the right local institutions. 	<p>Local Plan policies will need to encourage economic growth across the whole plan area and take account of changing economic conditions and requirements to support businesses and enterprises.</p>	<p>The SA will need to consider objectives in relation to economic growth and development.</p>
<p>DEFRA – UK Climate Change Risk Assessment 2017</p>		
<p>This is an extensive piece of research required by the Climate Change Act of 2008. As such it looks at the 11 key sectors and the positive and negative impacts upon each one. The report provides an assessment of priority risks and opportunities the UK Government can expect from a number of climate related disciplines. The CCRA also tests different possible responses to the threat of climate change and suggests future action points for central Government.</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
DEFRA - Making the Country Resilient to a Changing Climate 2018-2023		
<p>The report sets out visions for the following topic areas:</p> <ul style="list-style-type: none"> • Built Environment. • Infrastructure. • Healthy and resilient communities. • Agriculture and Forestry. • Natural Environment. • Business. • Local Government. 	<p>Local Plans should develop policies that account for resiliency aims that cross numerous topic areas.</p>	<p>SA objectives should seek better adaptation to climate change and increase the mitigation measures of climate change.</p>
DEFRA - A Green Future: Our 25 Year Plan to Improve the Environment 2018		
<p>Sets out the Government’s goals for improving the environment. It details how the Government will work with communities and businesses to do this over the next 25 years.</p>		
<p>Key goals for planning include:</p> <ul style="list-style-type: none"> • Using a “natural capital” approach to protecting and enhancing the environment, by recognising its tangible and non-tangible economic benefits. • The establishment of a green business council to advise government on “environmental entrepreneurialism”. A natural environment impact fund is being mooted to support this which would use natural capital valuations; • Introducing a principle of “environmental net gain” into planning decisions where wider natural capital benefits will be assessed as part of the planning process; 	<p>Local Plan policies will need to be written in accordance with the objectives and requirements set out in the 25 year plan. In particular, policies should embed the principle of environmental net gain.</p>	<p>The SA should include objectives which relate to protecting and enhancing the environment.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Achieving zero avoidable plastic waste by the end of 2042 through a number of initiatives; • A commitment to reducing the risk of harm to people, the environment and the economy from natural hazards including flooding, drought and coastal erosion. • The aims for a post-Brexit sustainable fisheries policy, based on a natural capital approach; • A new commitment to publishing an overarching chemicals strategy to set out the UK's approach as it leaves the EU; • Initial proposals for a new environmental land management system (based on paying public money for public 'goods' such as environmental enhancement), which will be set out in a Command Paper later this spring - a pre-cursor to the Agriculture Bill which will set out post-Brexit support arrangements for farmers; • A target of ensuring the sustainable management of soil by 2030 and establishing sufficient data to understand the current state of soil health; • An aim to increase woodland in England in line with the aspiration of achieving 12% cover by 2060: this would involve planting 180,000 hectares by the end of 2042; and • A goal to mitigate and adapt to climate change by doing "what is necessary to adapt to the effects of a changing climate". 		
<p>Department of Health - Health inequalities, working together to reduce health inequalities 2014-15</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The criteria cover:</p> <ul style="list-style-type: none"> • Governance, accountability and monitoring arrangements. • Being strategic and evidence-based. • Working collaboratively with partners. • Addressing health inequalities across main priorities such as reducing premature mortality • Improving access and outcomes for vulnerable groups. 	<p>The Local Plan will explore all opportunities to reduce and where possible remove health inequalities.</p>	<p>Promotion of health and wellbeing for all through the SA objectives.</p>
<p>Department of Health and Social Care - Dementia-friendly Health and Social Care Environments 2015</p>		
<p>Outlines the growing need to provide dementia friendly environments and care facilities.</p>		
<p>Identifies a series of principals to help designs to be more supportive environments for people living with dementia through consideration of sensory, cognitive and physical impairments.</p>	<p>Local Plan policies should include the provision of dementia friendly environments using the principles to meet the predicated rising dementia prevalence through innovative solutions.</p>	<p>SA Framework should include objectives in relation to social care and high quality environments.</p>
<p>Department for Transport - Strategic Framework for Road Safety 2011</p>		
<p>This document highlights the high cost of road collisions, both economic and personal, much of which is avoidable. It includes various measures to tackle driving incidents and road safety generally. One of the themes is decentralisation of road safety control.</p>		
<p>Fatalities to fall by 37% to 1,770 by 2020</p>	<p>Aim to reduce road safety risk to certain road users, such as cyclists. Road infrastructure should be considered when defining policy.</p>	<p>Transport modes have important link with sustainability and the SA should include objectives in relation to transport and sustainable modes of travel.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Department for Transport - National policy statement for national networks 2014		
<p>The Government policy statement states there remains a compelling need for development of the road and rail networks to relieve congestion on roads and overcrowding on rail. In doing so this will support local and national economic growth, increase resilience, improve integration between transport modes and improve the environment, safety and accessibility.</p>	<p>The Local Plan must plan positively for the future of the district, including the allocation of appropriate infrastructure to help the district meet the many different needs across the district.</p>	<p>The SA should include objectives that support proposals for improved infrastructure provision, especially in those areas at most need.</p>
Department for Transport - Transport Investment Strategy: Moving Britain Forward 2017		
<p>This report outlines:</p> <ul style="list-style-type: none"> • The case for continued investment in our transport infrastructure. • The need for a transport investment strategy. • Strategic priorities and propositions. • Decisions that will deliver better transport across the country. • Innovation and action. <p>Through investment the report aims to:</p> <ul style="list-style-type: none"> • Create a more reliable, less congested, and better connected transport network that works for the users who rely on it. • Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities. 	<p>The Local Plan must acknowledge the impact of housing, commercial, and retail development on the infrastructure network in Suffolk Coastal and in neighbouring authorities.</p>	<p>The SA should support the infrastructure needs of the district.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Enhance our global competitiveness by making Britain a more attractive place to trade and invest. • Support the creation of new housing. 		
English Heritage - Heritage in Local Plans: How to create a sound plan under the NPPF 2012		
<p>Guide for local authorities on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan.</p>	<p>Local plans should include policies relating the protection of built heritage.</p>	<p>Objectives on heritage protection and enhancement.</p>
English Nature - State of Nature – Lowlands: future landscapes for wildlife 2004		
<p>This report describes the state of nature in lowland England, and examines how a variety of pressures impact upon habitats and species. It identifies conservation successes achieved through positive action, and stresses the importance of working in partnership. It demonstrates that a landscape-scale approach to nature conservation is essential, but can only be delivered by involving people more actively, through integrating policies more effectively, and through successful partnership at regional and local levels. It illustrates how the approach described in the England Biodiversity Strategy of delivering wildlife gains through working in partnership across sectors, can be put into action.</p>		
<p>The ten most critical actions required to deliver environmentally sustainable management in the English lowlands:</p> <ul style="list-style-type: none"> • Invest in better environmental management and wildlife recovery on farms. • Stimulate appropriate management of farmland and woodland. • Improve water management. • Restore wetland habitats. • Reduce the threats and impacts from non-native invasive species. 	<p>Local Plan needs to develop policies within this context of objectives.</p>	<p>SA Framework to include objectives relating to local landscapes, biodiversity and geodiversity as well as issues relating to climate change.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Reduce the cumulative impacts of development. • Reduce the adverse effects of transport. • Reduce atmospheric pollution. • Adapt to the impacts of climate change. • Improve management of the impacts of access and recreation. 		
<p>Historic England - Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008</p>		
<p>The document sets out 6 conservation principles that provide a framework for the historic environment.</p> <ol style="list-style-type: none"> 1. The historic environment is a shared resource. 2. Everyone should be able to participate in preserving the historic environment. 3. Understanding the significance of places is vital. 4. Significant places should be managed to preserve their value. 5. Decisions about change should be reasonable, transparent and consistent. 6. Documenting and learning from decisions is essential. <p>The document provides guidance about understanding different types of historic values and assessing historic significance. It also provides guidance about managing change to significant places as well as the renewal and repair of these places. This includes changes that could harm a heritage asset as well as enabling development. There is also an overview of Historic England policies.</p> <p>The policy section focuses strongly on maintenance and restoration of historic buildings.</p>		
<p>The section about assessing significance draws attention to the contribution of setting and context to the significance of a heritage asset.</p> <p>Managing change in the historic environment requires Local Authorities to ensure there is sufficient information about the historic environment as well as to take account of sustainability. The document states that it is necessary</p>	<p>The Local Plan must ensure that historic environment policies enable the sustainable use of historic buildings, which do not harm or remove their significance.</p>	<p>Sustainability appraisal must have regard to the impact of Local Plan policies upon the historic environment.</p> <p>The decision making process about how Local Plan policies for the historic environment were devised must be clearly documented through the sustainability</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>to compare different options before making a decision about preferred policy options. There is also a need to monitor implementation and outcomes.</p> <p>The policy section includes guidance about enabling development, which will be of relevance to Local Plan policies.</p>		<p>appraisal process. In particular the process by which preferred options were arrived at must be clearly documented.</p>
<p>Historic England - The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition 2015</p>		
<p>The first part of the document describes the setting of a heritage asset and how it should be taken into account; the difference between setting, curtilage, character, context and landscape; the extent of setting; setting and significance; views and setting; landscape assessment and amenity. The document ends by suggesting a staged approach to taking decisions on the level of contribution which setting and related views make to the significance of a heritage asset.</p> <p>The staged approach is summarised below:</p> <ol style="list-style-type: none"> 1. Identify which heritage assets and their settings are affected. 2. Assess the degree to which settings and views make a contribution to the significance of the heritage asset or allow significance to be appreciated. 3. Assess the effects of the proposal upon the significance of the heritage asset and the ability to appreciate it. 4. Explore ways to maximise enhancement or to minimise harm. 	<p>The contribution of setting to the significance of a heritage asset will need to be taken into account during the site allocation process.</p> <p>The staged approach to assessing the contribution of a setting the significance of a heritage asset may need to be recorded as part of any site allocation policy.</p>	<p>The sustainability appraisal's assessment of impact upon a heritage asset will need to include an assessment on the setting of that heritage asset.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
5. Make and document the decision and monitor outcomes.		
Historic England - The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning 1 2015		
<p>The document outlines the key objectives of planning for the historic environment as set out in the National Planning Policy Framework:</p> <ul style="list-style-type: none"> • Based on up to date evidence. • Set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment. • Contain policies to enhance and conserve the historic environment. • Identify where development would be inappropriate because of historic significance. 	<p>Historic environment policies should be based on up to date evidence, including:</p> <ul style="list-style-type: none"> • National list. • Heritage gateway. • Historic environment record. • Conservation Area Appraisals. • Local lists. • Heritage at risk registers. • Historic Characterisation Assessments. • World Heritage Site Management Plans. • In house and local knowledge. 	<p>Sustainability Appraisals should be based on an up to date evidence base. Local authorities may need to commission their own evidence base where that listed opposite is lacking. Sustainability appraisals will need to recommend an appropriate response to protection and conservation of the historic environment.</p>
Historic England - The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3 2015		
<p>The document provides guidance about evidence gathering to support the site selection process.</p>	<p>The evidence gathering stage requires local authorities to consult with the historic environment record, community groups and specialists. Information gathered could enable an assessment of the impact of an allocation on the historic environment, updating information or site specific studies.</p> <p>Site allocation process should support the inclusion of appropriate sites, justify the exclusion of inappropriate sites and set</p>	<p>The site selection methodology will be relevant to the sustainability appraisal. Of particular relevance is the need to understand the impact that an allocation will have on a heritage asset and to consider the difference between a significant and not significant impact. It will also be necessary to justify inclusion of appropriate sites and the omission of inappropriate sites from a local plan.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>criteria for the development of appropriate sites.</p> <p>Site allocation policies should contain the level of detail expected to state what is expected, when and where on the site it will come forward and mitigation measures.</p> <p>The 5 step site selection process will be of relevance to the Local Plan.</p>	
<p>Historic England - Conservation Area Designation, Appraisal and Management. Historic England Advice Note 1 2016</p>		
<p>Discusses the designation, management and appraisal of conservation areas.</p>	<p>Local Plan proposals maps should show the boundaries of existing conservation areas.</p> <p>The Local Plan should indicate where conservation objectives are key objectives. It should also indicate how conservation objectives are integrated into other objectives, including social, economic and environmental.</p> <p>The Local Plan could include specific proposals for sites that detract from conservation areas or restrict development through the use of Article 4 directions.</p> <p>Local plans could: include policies that protect views and vistas; criteria for demolition and replacement; alterations to historic buildings;</p>	<p>Not applicable.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	<p>urban design strategy; design briefs for key sites; development opportunities for sensitive sites within conservation areas.</p> <p>The Annual Monitoring Report should assess the extent to which the above policies are being complied with.</p>	
Historic England - Local Heritage Listing – Historic England Advice Note 7 2016		
<p>The document explains the purpose of local listing, which is to enable local authorities and communities to recognise buildings of value in their area.</p> <p>Local listing helps to protect buildings during the planning application process.</p>		
<p>Local plans should include a positive strategy for the historic environment, which can include locally listed buildings. Local lists can also be published as a Supplementary Planning Document (SPD). The Localism Act (2011) enables neighbourhood plans to identify locally listed buildings.</p> <p>The document emphasises the importance of working with members of the public and a range of organisations when preparing a heritage list.</p> <p>The document provides criteria for local listing and draws attention to selection guidance prepared by English Heritage.</p> <p>The document sets out the stages in identifying and designating heritage assets.</p>	<p>Local Plan policies must include guidance about locally listed buildings and how they should be protected and enhanced as part of the planning application process.</p>	<p>Locally listed buildings will have some weight in the Sustainability Appraisal process, although this will be less than that for nationally listed buildings.</p>
Historic England - Sustainability Appraisal and Strategic Environmental Assessment – Historic England Advice Note 8 2016		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>A Sustainability Appraisal is required of every Local Plan.</p> <p>Sustainability Appraisal tests the environmental, social and economic impacts of a local plan; strategic environmental assessment only assesses the environmental impacts. The SEA usually only applies to Local Plans that have not been through the SEA process.</p> <p>The document describes the SEA screening process and explains when this is necessary. It also explains how to obtain Historic England response to a screening exercise.</p> <p>The Scoping exercise sets the context against which an SA/SEA assessment takes place and against which the impacts of a Local Plan are measured.</p>		
<p>A robust and important baseline will be important in demonstrating a proportionate evidence base and strengthening the case for soundness at examination. The range of baseline information needed is listed.</p> <p>The document describes the SA/SEA objectives and criteria that relate to the historic environment, as well as the monitoring indicators that should be used.</p> <p>The document provides guidance about assessing the impact of the plan and refining alternatives, as well as consulting in the SA/SEA.</p>	<p>The sustainability appraisal is important in showing how preferred options in the Local Plan were arrived at and how alternative options were discounted. This document is therefore of huge importance to assessing and selecting policies that relate to the historic environment.</p>	<p>The following sections are of relevance to the SA:</p> <ul style="list-style-type: none"> • Scoping exercise. • Baseline. • SA objectives and criteria. • Assessing the impact of the plan and refining alternatives. • Mitigation. • Consulting on the SA.
<p>Historic England - Corporate Plan 2016-2019</p>		
<p>Document sets out Historic England aims over the three year period.</p>		
<p>Champion England historic environment.</p> <p>Identify and protect England’s special historic buildings and places.</p> <p>Promote change that safeguards historic buildings and</p>	<p>The Local Plan will need to develop policies that protect the historic environment and important heritage assets.</p>	<p>SA objectives that consider the contribution of historical assets to the built environment.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>places.</p> <p>Help those who care for historic buildings and places, including owners, local authorities, communities and volunteers.</p> <p>Engage with the whole community to foster the widest possible sense of ownership of our national inheritance of buildings and places.</p> <p>Support the work of the English Heritage Trust in managing and safeguarding the National Heritage Collection of buildings and monuments and to achieve financial self sufficiency.</p> <p>Work effectively, efficiently and transparently.</p>		
<p>HM Government - Wildlife and Countryside Act 1981</p>		
<p>The Wildlife and Countryside Act implements the Wild Birds Directive (79/409/EEC). It is one of the major pieces of legislation under which UK wildlife is protected.</p>		
<p>The Act gives broad protection to all wild birds (with some exceptions) and also gives varying degrees of protection to other species of animals and plants.</p>	<p>Local Plan policies need to include policies to protect wildlife and protected species.</p>	<p>Framework needs to include biodiversity and protected species.</p>
<p>HM Government - Planning (Listed Buildings and Conservation Areas) Act 1990</p>		
<p>The Act provides guidance for local planning authorities in relation to buildings of special architectural or historic interest. The Secretary of State compiles a list of historic</p>	<p>The Local Plan will need to include policies regarding the protection of designated listed buildings and heritage assets.</p>	<p>The SA should include objectives relating to the importance of protecting the historic environment within SCDC.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>buildings and monuments commission for England which local planning authorities need to take into account. The Act provides the definition of a listed building and legislation as to what protection is afforded listed heritage assets and the treatment of a listed building through the control of works in respect of listed buildings.</p>		
<p>HM Government - The Countryside and Rights of Way Act 2000</p>		
<p>DEFRA produced The Countryside and Rights of Way Act and it received Royal Assent on 30 November 2000. However, with the provision that it come into force in incremental steps over subsequent years. Where the rights of the individual may be affected by measures contained in the act, a public consultation process is required. The Act introduces a major new right as a result of the Government's 1997 manifesto, to give people greater freedom to explore the countryside, a right for which people have campaigned for over a hundred years.</p> <p>The Act contains 5 parts and 16 Schedules, and focus on the following:</p> <ul style="list-style-type: none"> • Introducing measures to improve public access to the open countryside and registered common land while recognising the legitimate interest of those who own and manage land concerned; • Amends the law relating to public rights of way to improve conservation of sensitive environments; • Providing increased protection of Sites of Special Scientific Interest (SSSI) and strengthens wildlife enforcement legislation. It provides a basis for the conservation of biological diversity; and • Providing for better management of Areas of Outstanding Natural Beauty (AONB). 		
<p>Access to the Countryside</p> <p>DEFRA and the Countryside Agency are issued the responsibility by the Act to deliver a new right of public access on foot without having to stay on footpaths, to areas of open land comprising mountain, moor, heath, down and registered common land. It also contains</p>	<p>Local Plans can play a role in safeguarding wildlife and sensitive habitats from access to the public where necessary.</p> <p>Local Plans can play a role in identifying where environments and habitats including SSSIs is in conflict with existing or proposed rights of</p>	<p>Consider objectives and indicators indicating conflict between public access to land and sensitive environments and habitats.</p> <p>Consider objectives and indicators indicating conflict between traffic and sensitive</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>provisions for extending the right to coastal land. Safeguards are provided to take into account the needs of landowners and occupiers, and of other interests, including wildlife.</p> <p>Public Rights of Way and Road Traffic</p> <p>Rights of way legislation are encouraged by the creation of new routes and clarifying uncertainties about existing rights in the Act. Particularly important in terms of nature conservation, the Act introduces powers enabling the diversion of rights of way to protect SSSIs and enabling traffic regulation orders to be made for the purpose of conserving an area's natural beauty.</p> <p>Nature Conservation and Wildlife Protection</p> <p>A duty is placed on Government Departments by the Act to regard conservation of biodiversity as an important consideration. It places a duty on the departments to maintain lists of species and habitats for which conservation steps should be taken and promoted, in accordance with the Convention on Biological Diversity.</p> <p>Schedule 9 of the Act changes the Wildlife and Countryside Act 1981. The schedule amends SSSI notification procedures and provides increased powers for the protection and management of SSSIs. The provisions extend powers for entering into management agreements,</p>	<p>way.</p> <p>Local Plans can play a role in identifying where the conservation of species and habitats, SSSIs and threatened species needs additional protection.</p> <p>Local Plans can assist in the identification, designation, management and monitoring of AONBs.</p> <p>Local Plans can identify where forums and management agreements might be useful.</p>	<p>environments and habitats.</p> <p>Consider objectives and indicators relating to threatened species, sensitive environments, SSSI and management of this.</p> <p>Consider objectives and indicators regarding the state and the management of AONBs.</p> <p>Consider objectives and indicators to identify conservation areas where there would be a need for a management forum or an agreement.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>and place a duty on public bodies to further the conservation and enhancement of SSSIs. The Act introduces an increase in penalties on conviction where the provisions are breached, with a new offence whereby third parties can be convicted for damaging SSSIs. To ensure compliance with the Human Rights Act 1998, appeal processes are introduced with regards to the notification, management and protection of SSSIs.</p> <p>Schedule 12 of the Act amends the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provision make certain offences arrestable, create a new offence of reckless disturbance, confer greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable heavier penalties on conviction of wildlife offences.</p> <p>Areas of Outstanding Natural Beauty</p> <p>The Act clarifies the procedure and purpose of designating AONBs, and consolidates the provision of previous legislation. It requires local authorities to produce management plans for each AONB, and enables the creation of Conservation Boards in order to assume responsibility for AONBs, particularly where the land designated crosses several local authority jurisdictions. The Act also requires all relevant authorities to have</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions.</p> <p>The Act makes provision for the establishment of local access forums and provides functions for forums in some cases. It determines that decision-making authorities should have regard to forum's view in reaching decisions and that Management Agreements can be entered into regarding land for conservation.</p>		
HM Government - The Housing Act 2004		
<p>The purpose of this Act is to set standards for housing conditions and home information packs in connection with the sale of residential properties. The Act also covers the right to buy scheme and the accommodation needs of gypsies and travellers with particular regard to mobile homes.</p>		
HM Government - The Climate Change and Sustainable Energy Act 2006		
<p>The principal purpose of this Act is to enhance the United Kingdom's contribution to combating climate change. This includes alleviating fuel poverty and securing a diverse and viable long-term energy supply. The first provisions will come into force after 21 August 2006.</p>		
<p>A brief summary of the main provisions of the Climate Change and Sustainable Energy Act 2006 is as follows:</p> <p>Microgeneration: The Act provides that the Government must set and meet national targets for the number of installed microgeneration systems. In addition, the Act includes provisions to make energy companies pay a fair price for electricity from microgeneration. An effective way to address such targets could be through the incorporation of microgeneration provisions in public</p>	<p>Planning policies will need to promote the use of microgeneration systems where possible and that new development will be powered by renewable sources.</p> <p>New development, particularly of larger buildings, should be encouraged to use community energy and heat sources.</p> <p>Planning policies will need to encourage development that is fuel efficient and</p>	<p>The SA should include objectives which relate to climate change and the sustainable use of energy.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>procurement contracts.</p> <p>Reporting on greenhouse gas emissions: From 1 January 2007, the government will be required to report to Parliament on an annual basis on the level of greenhouse gas emissions in the UK and action being taken to reduce it.</p> <p>Carbon emissions reduction obligation: This will replace the existing energy efficiency obligation, which encourages gas companies to promote efficient use of gas by consumers. The scope of the obligation will be broadened such that consumers will not only be encouraged to improve efficiency but also to use electricity / heat from microgeneration and low emissions sources.</p> <p>Community energy and renewable heat: The Government must promote community energy projects. This is likely to interact with the implementation of the Energy Performance of Buildings Directive, which sets out that district heating or cooling schemes should be considered before the construction of large new buildings. Local planning authorities may influence the success of community energy schemes through making planning permission for certain developments conditional on the use of such schemes.</p>	<p>minimises the use of gas.</p>	
<p>HM Government - The Natural Environment and Rural Communities Act 2006</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.</p> <p>The Duty is set out in Section 40 of the Act, and states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.</p>		
<p>The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities.</p> <p>The Duty applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies.</p> <p>The Government has produced guidance on implementing the Duty, contained in two publications, one for Local Authorities (and the other for other public bodies).</p> <p>Section 41 of the NERC Act 2006, lists species and habitats of principal importance that local authorities must have regard to.</p>	<p>Local plans should consider biodiversity protection.</p>	<p>The SA should include objectives relating to biodiversity.</p>
<p>HM Government - The Planning Act 2008</p>		
<p>The Act created two changes to the functioning of the planning system:</p> <p>The establishment of an Infrastructure Planning Commission to make decisions on nationally significant infrastructure projects.</p> <p>Creation of the Community Infrastructure Levy, a charge to be collected from developers by local authorities for the provision of local and sub-regional</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
infrastructure.		
HM Government - UK Strategy for Sustainable Construction 2008		
The Strategy for Sustainable Construction helps to deliver the UKs Sustainable Development Strategy.		
Strategy is aimed at providing clarity around existing policy framework and signally the future direction of Government policy. Aims to realise the shared vision of sustainable construction by providing clarity to business on Government’s position by bringing together diverse regulations and initiatives relating to sustainability. By setting and committing to higher standards to help achieve sustainability and by making specific commitments by industry and Government to take the sustainable construction agenda forward.	Local Plans need to encourage the increased use of sustainable construction techniques such as reducing carbon emissions, promoting good design, reducing water consumption and reducing waste going to landfill.	The SA should include objectives relating to sustainable construction which along with other measures promotes sustainable development across the district.
HM Government - The Climate Change Act 2008		
The Act commits the UK to action in mitigating the impacts of climate change. It aims to improve carbon management and demonstrate UK leadership in moving to a low carbon economy.		
<p>Relevant commitments within the Act are:</p> <p>The creation of a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad (against 1990 levels). Also a reduction in emissions of at least 34% by 2020.</p> <p>A carbon budgeting system which caps emissions over</p>	Local plan policies should promote sustainable economic growth and reduce carbon emissions.	Objective relating to reducing greenhouse gas emissions and respective targets to be included in the SA.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>five-year periods, to aid progress towards the 2050 target.</p> <p>The creation of the Committee on Climate Change - a new independent, expert body to advise the Government on the level of carbon budgets and on where cost-effective savings can be made.</p> <p>The inclusion of international aviation and shipping emissions in the Act or an explanation to Parliament why not - by 31 December 2012.</p> <p>Further measures to reduce emissions, including: powers to introduce domestic emissions trading schemes more quickly and easily through secondary legislation; measures on biofuels; powers to introduce pilot financial incentive schemes in England for household waste; powers to require a minimum charge for single-use carrier bags (excluding Scotland).</p> <p>New powers to support the creation of a Community Energy Savings Programme.</p>		
HM Government - Flood and Water Management Act 2010		
<p>Provides for the comprehensive management of coastal erosion and flood risk for people, homes and businesses. It also contains financial provisions related to the water industry. The Act gives the Environment Agency an overview of all flood and coastal erosion risk management and the County Council the lead in managing the risk of</p>	<p>Local Plans should take into account areas at risk from flooding and ensure that coastal erosion and flood management are incorporated as part of future growth and development proposals.</p>	<p>The SA should include objectives which relate to water management and protection of area at risk from flooding.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>floods. It will also enable better management of water resources and quality, and will help to manage and respond to severe water events such as flood and drought.</p>		
<p>HM Government - The Localism Act 2011</p>		
<p>The Localism Act contains a number of proposals to give local authorities new freedoms and flexibility shifting power from central government to local communities.</p>		
<p>Gives local authorities the formal legal ability and greater confidence to get on with the job of responding to what local people want. Cuts red tape to enable councillors to play a full and active part in local life without legal challenge. Encourages a new generation of powerful leavers with the potential to raise the profile of English cities. Enable ministers to transfer functions to public authorities in cities in order to harness their potential for economic growth. New rights and powers to local communities e.g. to prepare Neighbourhood Plans Makes it easier for local people to take over local amenities. Ensures that local social enterprises get a change to change how things are done. Enables local residents to call local authorities to account. Reform to make the planning system clearer and more democratic.</p>	<p>Local Plan will need to take into account the new freedoms and greater flexibility afforded to local communities within the Localism Act.</p>	<p>The SA should include objectives relating to all aspects of Localism.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Places significantly more influence into the hands of local people.</p> <p>Provides appropriate support and recognition to communities who welcome more development.</p> <p>Reform to ensure that decisions about housing are taken locally.</p> <p>Enables local authorities to make their own decisions to adapt housing provision to meet local needs.</p> <p>Gives local authorities more control over the funding of social housing.</p>		
HM Government - The Energy Act 2013		
<p>The Act sets out new legislation to:</p> <ul style="list-style-type: none"> • Reflect the availability of new technologies (such as CCS and emerging renewable technologies). • Correspond with our changing requirements for security of supply infrastructure (such as offshore gas storage). • Ensure adequate protection for the environment and the tax payer as our energy market changes. 	<p>Local plans should encourage reductions in CO2 emissions and promote sustainable growth.</p>	<p>The SA should include objectives which encourage the reduction of CO2 emissions.</p>
HM Government - Water Act 2014		
<p>The Water Act 2014 received royal assent in May 2014, the aim of such legislation was to reform the water industry to make it more innovative and responsive to consumers and to increase the resilience of water supplies to natural hazards such as droughts and floods.</p>		
<p>The Government wants to make sure that everyone can have a secure supply of water at a fair price, now and in</p>		<p>SA objectives that promote the sustainable</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>the future. The system needs to be more adaptable and allow more effective sharing of water resources and continue efforts to reduce water abstractions that could damage the environment. The Environment Agency's Restoring Sustainable Abstraction Programme is used to review and investigate those sites in England and Wales where the habitat or ecology dependent on the water is at risk as a result of unsustainable abstraction, use River Basin Management Plans to protect and improve the water environment.</p>		<p>use of water.</p>
<p>HM Government - The Neighbourhood Planning Act 2017</p>		
<p>The Act makes changes to a multitude of existing legislation and provides additions also. The key topics detailed within are:</p> <ul style="list-style-type: none"> • Neighbourhood Planning, • Local Development Documents, • Planning Conditions, • Permitted development rights relating to drinking establishments, • Development of new towns by local authorities, • Planning register, and • Compulsory purchase. 	<p>The Local Plan will deliver an up to date strategic plan for the District developed through thorough and repeated engagement with all interested parties. The Local Plan will explore all options for the sustainable delivery of housing needs across the District, including the creation of new towns. The Local Plan will support the development and completion of Neighbourhood Plans in providing valuable local impetus in the planning system that will effect real change.</p>	<p>The SA will include objectives detailing the need for sufficient community engagement, and ensure that the chosen development strategy is the most suitable pathway.</p>
<p>HM Treasury - Europe 2020: UK National Reform Programme 2018</p>		
<p>This is a high level document that reports on the progress of central Government and the devolved administrations have made on the UK National Reform</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Programme. This includes economic reform and improving the Government’s Fiscal Position. There are also measures to strengthen the housing market by increasing the financing available to first time buyers. Measures to promote economic growth include increasing youth employment, training opportunities and initiatives to reduce social exclusion. While there are sections on government policies about renewable energy and energy efficient development these tend to focus on reviewing actions at the national level rather than setting down a programme that has obvious implications for local authorities.</p>		
<p>Joint Nature Conservation Committee - The Geological Conservation Review 2015</p>		
<p>Review identifying sites of geological value that are worthy of protection.</p>		
<p>Relevant when considering planning applications or Local Plan allocations that may affect areas of geological value. Protected sites are now classified as Sites of Special Scientific Interest, which may contain more than one area of geological value.</p>	<p>This document should be taken into account when considering policies that may impact upon sites of geological value.</p>	<p>Objectives on geodiversity should be included in the SA.</p>
<p>MHCLG - Guidance on the planning for mineral extraction 2014</p>		
<p>Provides information about minerals and the way they are/can be extracted. The document can then be used to advise planners to ensure that new developments don’t have any effect on mineral extraction.</p>		
<p>Understanding that when planning new developments, mineral extraction is carefully considered. The following steps will help achieve this:</p> <ul style="list-style-type: none"> • Consult with mineral industries, other LA and local communities. • Add mineral safeguarding areas to policy maps. • Other topics in the document include: • Minerals safeguarding. • Planning for minerals extraction. 	<p>The Local Plan will need to consider both present and future mineral extraction.</p>	<p>SA objectives that consider mineral extraction.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Assessing environmental impacts from minerals extraction. • Charging for site visits. • Restoration and aftercare of minerals sites. • Planning for aggregate minerals. • Planning for industrial minerals. • Planning for hydrocarbon extraction. • Planning for coal extraction. • Minerals planning orders. 		
<p>MHCLG - National Planning Policy for Waste 2014</p>		
<p>The National Planning Policy for Waste encourages a sustainable approach to waste management. It provides guidance about the identification of waste management sites and deciding planning applications for waste facilities. The policy also requires local authorities to monitor the use and take up of waste management facilities.</p>		
<p>Document sets out the detailed waste planning policies to be read in conjunction with the National Planning Policy Framework and details the requirements on Waste Planning Authorities when preparing Waste Local Plans. The National Planning Policy for Waste provides detail on:</p> <ul style="list-style-type: none"> □ using a proportionate evidence base, identifying need for waste management facilities, identifying suitable sites and areas, determining planning applications, and monitoring and reporting. 	<p>Local Plans need to take into account the aims and objectives of the Suffolk County Council Waste Local Plan to ensure that the documents are in broad accordance with one another.</p>	<p>The SA Framework should include objectives relating to the reduction of waste across the district.</p>
<p>MHCLG - Planning Policy for Traveller Sites 2015</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Sets out the Government's planning policy for traveller sites.		
<p>The Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning. • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land and sites. • Encourage local planning authorities to plan for sites over a reasonable timescale. • For plan making and decision taking to protect the Green Belt from inappropriate development. • Promote more private traveller sites while recognising that there will always be travellers who can not provide their own site. • To reduce the number of unauthorised developments and make enforcement more effective. • To increase the number of sites in appropriate locations with planning permission. • Reduce tensions between settled and traveller communities. • Enable provision of suitable accommodation from which travellers can access services and facilities. 	<p>Local Plans will need to develop policies that account for the requirements and ensure needs assessments are up to date.</p>	<p>The SA should include objectives that relate to social inclusion and housing provision.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
MHCLG - Local Plan Expert Group Report to the Communities Secretary and to the Minister of Housing and Planning 2016		
Report to consider how local plan making can be made more efficient and effective.		
<p>Identifies the multiple difficulties facing plan makers, into three principal headings:</p> <p>Authorities are struggling to meet the requirements of a complex local plan process.</p> <p>Housing needs are not being met; and</p> <p>Communities are turned off by the length, slow pace and obscure nature of many local plans.</p>	<p>Future Local Plan policies should take into account the issues raised in the Experts Group report and other examples of best practice.</p>	<p>SA objectives should be clear and transparent to ensure greater understanding by all.</p>
MHCLG - Housing White Paper: Fixing our Broken Housing Market 2017		
Government White Paper outlining ways to address issues in the housing market by encouraging the construction of more homes.		
<p>Outlines a series of challenges, including:</p> <ul style="list-style-type: none"> • Planning for the right homes in the right places. • Building homes faster. • Diversifying the market. • Helping people now. 	<p>Local Plans will need to take account of the changes proposed in the white paper. Greater clarity required in respect of Objectively Assessed Housing Need, delivery rates, the process of plan making, generation of new communities.</p>	<p>The SA will need to consider objectives in respect of housing provision, community facilities and services.</p>
MHCLG - The Letwin Report: Independent Review of Build Out Rates 2018		
<p>The report focussed on the issue of build out rates on very large sites in areas of high housing demand.</p> <p>The main conclusion is that the homogeneity of the types and tenures of the homes on offer on these sites, and the</p>	<p>The Local Plan will produce master planned development on large sites where there is sufficient synergistic opportunities for doing so. Housing policies within the Local Plan will</p>	<p>The SA will include objectives detailing the appropriate provision of housing, in order to deliver a sufficient mix of housing types, tenures and affordability.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>limits on the rate at which the market will absorb such homogenous products, are the fundamental drivers of the slow rate of build out.</p> <p>In areas of high housing demand the report recommends the LPAs designate large areas for comprehensive development as a large site only, and to create master plans and design codes to ensure a high degree of diversity of housing and good design, which will promote rapid market absorption and rapid build out rates.</p>	<p>facilitate the development of a suitable mix of housing types, tenures, alongside affordable housing, self build and custom build, as well as homes suitable for older, younger and vulnerable people.</p>	
<p>MHCLG - The National Planning Policy Framework 2018</p>		
<p>The NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.</p> <p>The main purpose of the NPPF is to achieve sustainable development, which balances the social, economic and environmental pillars, presented in the form of a presumption in favour of sustainable development.</p> <p>In achieving sustainable development, the NPPF details a comprehensive suite of policies ranging from housing delivery to health and safe communities, to the natural and historic environment.</p>	<p>The Local Plan will have due regard to the policies contained within the NPPF and the relevant annexes and footnotes therein, in order to produce a Local Plan that meets the needs of all members within the authority area and ensure the Plan is found sound.</p>	<p>The SA will include a broad range of objectives pertaining to a holistic approach to development across the District.</p>
<p>Natural England - Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003) and Nature Nearby:</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Accessible Green Space Guidance 2010		
These publications by Natural England explain and give guidance on the concept of Accessible Natural Green Space Standards (ANGSt). The 2010 report provides practical advice to planning authorities on meeting the standards within new and existing developments.		
<p>ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:</p> <ul style="list-style-type: none"> • of at least 2ha in size, no more than 300m (5 minutes walk) from home; • at least one accessible 20ha site within 2km of home; • one accessible 100ha site within 5km of home; and • one accessible 500ha site within 10km of home; plus • a minimum of 1ha of statutory Local Nature Reserves per thousand population. 	Local plan policies should ensure that ANGSt standards are met.	The SA should include objectives relating to access to natural greenspace
Natural England and DEFRA - Biodiversity duty: public authority to have regard to conserving biodiversity 2014		
This document underlines the responsibility of public authorities to include biodiversity in everything they do.		
Understanding that as a public authority, we have a duty to have regard to conserving biodiversity as part of a policy or decision.	The Local Plan will need to show our duty to have regard for biodiversity.	SA objectives should clearly show that regard for biodiversity has been carefully considered.
Natural England - England Coast Path: improving public access to the coast 2018		
Sets out the Government's aim to create a new National Trail around England's entire coast.		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>For the first time people will have the right of access around all our open coast. This includes – where appropriate – any land, other than the trail itself, which forms part of the coastal margin and which has public rights of access along the way. Natural England expects to complete work on the England Coast Path in 2020.</p>	<p>Local Plan policies need to ensure that access to the England coast path is provided for the benefit of all. Work on the district’s coastline is estimated to start in 2017-2018.</p>	<p>The SA should include objectives in respect of the coast environment and access to the coastal areas.</p>
<p>NHS England - Five Year Forward View 2014</p>		
<p>This document sets the template for how the NHS will meet the challenges of the next five years. This includes greater integration between different services and departments, a more patient centric approach to care and a reorganisation of GP care. Crucially, the NHS has to continue to save money and operate more efficiently.</p>		
<p>NHS England - Guidance for NHS Commissioners on equality and health inequalities 2015</p>		
<p>This guidance is to support Clinical Commissioning Groups (CCGs) and NHS England in meeting their legal duties in respect of equality and health inequalities.</p>		
<p>CCGs and NHS England play key roles in addressing equality and health inequalities; as commissioners, as employers and as local and national system leaders, in creating high quality care for all.</p>	<p>The Local Plan will explore opportunities to work with the relevant healthcare providers to ensure planning policy can provide the necessary means for sustainable healthcare provision for all.</p>	<p>Promotion of health and wellbeing for all through the SA objectives.</p>
<p>TCPA - The Raynsford Review of Planning in England 2018</p>		
<p>The Raynsford Review charged with a comprehensive assessment of the English planning system and the subsequent evidence-based proposals for review. The main objective of planning is to provide a fairer, simpler</p>	<p>The Local Plan must operate within the current English planning system. Throughout the production of the Local Plan Review meaningful public engagement has been at</p>	<p>The SA should include objectives detailing the importance of long term sustainable development in the interests of all parties.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>system that works for all sectors and in the public interest.</p> <p>The English planning system should:</p> <ul style="list-style-type: none"> • Provide a clear purpose for delivering long term sustainable development in order to create beautiful, safe and resilient places. • Offer greater certainty to all parties in order to provide confidence in a genuinely plan-led system. • Provide a clearer definition of the rights and responsibilities of citizens in relation to planning, and a more logical framework for decision-making at the most appropriate level. • Provide greater alignment between government, local government and their agencies. • Provide a fairer balance between the interests of landowners and the public in terms of land value uplift accruing from development. • Attract committed and skilled planners to facilitate the development of imaginative and high quality place-making. 	<p>the heart of plan-making, which will provide confidence for all those with an interest in long term sustainable development through a genuinely plan-led system.</p>	
REGIONAL AND LOCAL CONTEXT		
Anglia Water - The East of England Climate Change Adaptation Network 2014		
Local authorities need to assess their risk during extreme weather events		
<ul style="list-style-type: none"> • Changes in Population growth • Changes in demographics (increase in older 	<p>The Local Plan must acknowledge the need to develop adaptations to deal with climate</p>	<p>The SA should include objectives that support the need to adapt to climate change,</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>people)</p> <ul style="list-style-type: none"> • Built environment (impacts on draining both in urban areas and in rural areas, flood plains) • Increase demand for travel both for business or domestic reasons • Increased expectations of immediate access to resources, goods and services (e.g. reliance on a continuous provision of energy). 	<p>change.</p>	<p>and mitigate any negative consequences of climate change.</p>
<p>Anglian Water - Water Resources Management Plan 2014</p>		
<p>This document provides a flexible plan that will enable Anglian Water to continue to supply customers in the region in the face of climate changing, reductions in water resources and an expanding population.</p> <p>A flexible and adaptive plan that commits them to reducing leakage and consumption by at least 139MI/d. It also increases the volume of water they trade and transfers resources from areas of surplus to areas of deficit. Ultimately, these measures may not be enough to meet AWs long-term future supply-demand needs. To prepare for this possibility AW are promoting the Water Resource East Anglia (WREA) project. This innovative water resource planning initiative will be completed in AMP6 and follows from work with the National Drought Management Group and projects completed with the Cambridge Institute for Sustainability Leadership.</p>		
<p>Anglian Water Business Plan 2015-2020</p>		
<p>The plan recognises community feedback and states the ten principles under which Anglian Water seek to operate moving forward:</p> <ul style="list-style-type: none"> - Investing for tomorrow. - Fair profits. - Satisfied customers. - Fair charges. 	<p>The Local Plan must recognise the importance of planning for all needs of communities, water supply and quality being high on the list.</p>	<p>The SA should contain objectives that recognise the importance of water quality and supply to all existing and new developments.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> - Safe clean water. - Resilient services. - Supply meets demand. - Flourishing environment. - A smaller footprint. - Caring for communities. <p>Between 2015 and 2020 Anglia Water will spend £5bn investing in looking after water and wastewater services, protecting the environment, and preparing the region for future challenges such as population growth and climate change.</p>		
Climate UK - A summary of Climate Change Risks for the East of England 2012		
<p>Key findings of this report show that action is required to prepare for the future impacts of climate change:</p> <ul style="list-style-type: none"> • Increase in the frequency and severity of flooding. • Hotter summers, potentially leading to an increase in premature deaths. • Reductions in water availability could lead to water shortages. • The report suggests adaptation action will be needed to increase water efficiency across all sectors and decrease levels of water abstraction in the summer months. 	<p>The Local Plan will need to acknowledge the threat posed by climate change, particularly on water availability and the affects on older people in extreme temperatures.</p>	<p>The SA should include objectives that support the need for adaptation strategies in dealing with climate change, ore specifically water availability.</p>
Deben Estuary Partnership - Deben Estuary Plan 2015		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Estuary Plan prepared by the Deben Estuary Partnership to “safeguard the Deben Estuary from degradation so that future generations may continue to benefit</p>		
<p>The plan addresses the principle issue of flood risk management for the Deben Estuary but also takes a more inclusive stance, reflecting the preferred Local Plan Strategy for an integrated approach to the coastal zone. The people who live in, work by or visit the Deben Estuary place great importance on:</p> <p>The integrity of defence structures and flood risk management which lessens the risk of flooding and offers sustainable protection.</p> <p>The distinctive quality of the estuary landscape, set apart from urban influence; the perceived tranquillity and inherent sense of peace.</p> <p>The special qualities of the environment affording enriched and bio diverse land and saltwater habitats</p> <p>The contribution the estuary area makes to the local economy through agriculture, tourism and marine business.</p> <p>The opportunities for recreation supporting health and providing pleasure.</p>	<p>Local Plan policies need to be developed in accordance with the aims and objectives of the Deben Estuary Plan to ensure that a integrated policy approach to the river and coastal zone is developed.</p>	<p>The SA Framework should include objectives relating to the natural environment and unique landscape of the River Deben.</p>
<p>East Suffolk Growth Plan 2014-25</p>		
<p>The purpose of the East Suffolk Growth Plan is to add value and provide a more local focus for the growth ambitions on the Suffolk Growth Strategy and the</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
East Suffolk Growth Plan.		
<p>The East Suffolk Growth Plan sets out growth ambitions through the development and enhancement of key sectors and strategic growth locations as outlined in the Local Plans for Suffolk Coastal and Waveney District Councils. By 2025, East Suffolk will be more prosperous with more businesses, stronger businesses and more jobs – this will be done by protecting and enhancing natural coastal assets, strengthening world leading businesses and key sectors and by making the most of East Suffolk’s unique location.</p> <p>The plan sets a target for 10,000 new jobs between 2012 and 2025. It aims to raise GVA per person to £21,500 in line with the New Anglia average. Aims to facilitate the creation of 900 new enterprises by 2025.</p>	<p>Local Plans will need to encourage the creation of over 10,000 jobs by 2025, as well as creating the right conditions to increase Gross Value Added per person in East Suffolk so that it is in excess of the national average. Will facilitate the creation of at least 900 new enterprises by 2025.</p>	<p>The SA should include objectives relating to job creation and economic growth across the district.</p>
East Suffolk Housing Strategy 2017 - 2023		
<p>The joint housing strategy for East Suffolk sets the ambitions and objectives of the two councils, which will become one. The report states the main objective is to increase the supply of homes and particularly affordable homes across the two districts.</p> <p>The report states that although East Suffolk has significant planning housing growth linked to the provision of jobs, but identifies the need for additional housing above the</p>	<p>The Local plan must establish policies for housing across Suffolk Coastal, and affordable housing provision. Understanding the different needs for housing across the districts is important in deciding on relevant policies that aim to be inclusive of all the different housing situations people find themselves in.</p>	<p>The SA should set out objectives that support the provision of housing and affordable housing throughout the district. Understanding the different housing needs is also important in establishing appropriate objectives, e.g. homelessness, disabled needs).</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>planned targets if ambitions for economic growth are to be achieved.</p> <p>The 5 areas the report focusses on are:</p> <ul style="list-style-type: none"> • Increasing the supply of new homes to meet a range of needs. • Getting the most out of existing homes and improving the access to housing. • Specialist support and accommodation for groups with special needs. • Working in partnership (supporting successful communities, regeneration and economic development). • Well-managed and maintained homes (promoting professional standards and value for money). 		
<p>Environment Agency - East Suffolk Catchment Flood Management Plan 2009</p>		
<p>This report helps the Environment Agency to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. The report can be used by a number of key stakeholders to plan for future management of areas affected by future flooding.</p>		
<p>This report helps the Environment Agency to understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment. The report can be used by a number of key stakeholders to plan for future management of areas affected by future flooding.</p>	<p>The Local Plan must acknowledge the importance of flooding, especially so in this coastal setting. The Local Plan must also plan for extreme flooding events, emergency planning.</p>	<p>The SA should include objectives that promote flood management strategies, reducing the risk of flooding in vulnerable areas.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Environment Agency - Water for People and the Environment: Water Resources Strategy Regional Action Plan Anglian Region 2009		
<p>This document describes how the Environment Agency will manage water resources up to 2050. This includes encouraging development that is more water efficient (both for homes and businesses) and encouraging agricultural users to develop ways of using water more efficiently, such as by constructing high flow reservoirs. Future water use scenarios are also tested and include the impact of more efficient use as well as population growth and economic expansion within the region. It is noted that the eastern region already experiences water stress and that this will increase over time due to the impact of climate change. Measures to increase resilience to more extreme weather events are also discussed.</p>		
<p>Policies should encourage development that is water efficient and resilient to extreme weather events.</p>	<p>The local plan will need to specify the construction of increasingly water efficient buildings through regimes such as the code for sustainable homes. There is also the need to consider how to combat issues such as water stress in parts of the District and to deliver development that is not at risk of flooding from extreme weather events.</p>	<p>Ensure the SA has objectives to encourage the efficient use of water.</p> <p>Ensure the SA has objectives for resilience in the face of extreme weather events caused by climate change.</p>
Environment Agency Catchment Abstraction Management Strategies East Suffolk (CAMS) 2013		
<p>The main aim of CAMS are:</p> <ul style="list-style-type: none"> • To inform the public on water resources and licensing practice • To provide a consistent approach to local water resources management, recognising the reasonable needs of water users and the environment • To provide the opportunity for greater public involvement in managing the water resources of a catchment 		
Environment Agency River Basin Management Plans Anglian River Basin District (RBMPs) 2015		
<p>RBMPs are the means by which the sustainable development principles of the European Directive on Water Management will be implemented at the local scale by the Environment Agency. RBMPs will be produced for each River Basin District on a 6-year cycle, with first plans being published for consultation in 2008.</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Aims of the Directive:</p> <ul style="list-style-type: none"> • to prevent deterioration of water quality and restore polluted bodies of water; • to establish a legal framework to protect surface and ground waters; • to take into account economic and technical considerations so that schemes are good value for money and feasible. 	<p>Plan policies should assess how these aims and emerging RBMP policies can be reflected in planning policies for water management and quality.</p>	<p>Water quality and management should be considered in SA.</p>
<p>The RBMP process:</p> <p>Where risk assessments show water bodies are not meeting their environmental objectives, measures will be identified and put in place to achieve them.</p>	<p>Plan policies should assess how these aims and emerging RBMP policies can be reflected in planning policies for water management and quality.</p>	<p>Water quality and management should be considered in SA.</p>
<p>Environment Agency - Essex and South Suffolk Shoreline Management Plan 2010</p>		
<p>The SMP sets a long term plan for the coastal section that the plan covers.</p>		
<p>The SMP aims to identify the best ways to manage flood and erosion risk to people and to the developed, historic and natural environment. The SMP also identifies other opportunities where the management can work with others to make improvements.</p>	<p>The Local Plan should take into account the flood and erosional risks to the coastline and plan to reduce the risk of flooding and erosional processes upon the coast.</p>	<p>The SA should include objectives that reduce flooding, and erosion upon the coast, especially land most vulnerable to these processes.</p>
<p>Environment Agency, Anglian River Basin District Flood Risk Management Plan 2015</p>		
<p>The FRMP runs on a 6 year planning cycle, up to 2021. This report, combined with the above River Basin Management Plan (RBMP) make up the approach taken on catchment</p>	<p>The Local Plan must address issues of flood risk and seek to secure the safety of new development and that development does not</p>	<p>The SA should contain flood risk objectives that acknowledge the levels of risk across the district.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>planning for water. The two plans combine to produce work on the following:</p> <ul style="list-style-type: none"> - Flood risk management. - Water management. - Biodiversity. <p>The main actions of the report include:</p> <ul style="list-style-type: none"> - Ensuring new development is appropriate, safe and does not increase flooding elsewhere. - Identifying reservoirs with a high risk of flooding. - Working with local enterprise partnerships to support sustainable growth and partnerships in flood schemes. - Reducing the risk of flooding to communities at the highest risk of flooding. 	<p>increase flooding elsewhere. As a coastal district these are important priorities and must be addressed with the level of importance in mind.</p>	
<p>Essex and Suffolk Water- Water Resources Management Plan 2010-2035</p>		
<p>This strategy looks at available water resources</p>		
<p>Considers the impact of climate change and estimates of how available water resources will change over time. The strategy also looks at different types of demand and how the available water resources will continue to meet these in the future.</p>	<p>The local plan should take account of the water resources available and how future development will be met. It will be necessary to promote water efficient development and avoid development in areas that are</p>	<p>SA Framework to include objectives relating to water management and flood risk.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
	experiencing water stress or have inadequate fresh water infrastructure.	
Forestry Commission - Keepers of Time, A Statement of Policy for England's Ancient & Native Woodlands: Action Plan 2005-7		
Updates the government's policy towards woodlands and trees by re-emphasising their value, evaluating threats and opportunities and setting out a range of actions to improve their protection and quality.		
<p>The aim is to achieve the outcomes below by 2020</p> <p>Protection of the Resource:</p> <ul style="list-style-type: none"> • Existing area of ancient woodland maintained • Net increase in area of other native woodland • No significant or unnecessary losses of known veteran trees <p>Quality of Life</p> <ul style="list-style-type: none"> • Increase in the number of people visiting woodlands for leisure purposes • Increase in the proportion of the population with access to woodland near to where they live <p>Ecological condition</p> <ul style="list-style-type: none"> • All widespread and serious threats to ancient and native woodland being reduced • The majority of ancient semi-natural woodland either in favourable condition or being improved <p>Cultural heritage</p> <ul style="list-style-type: none"> • Local communities increasingly aware of the 	Local Plans should seek to address these issues	Objectives and Indicators on conserving and protecting the landscapes through protection of ancient and protection/expansion of native woodlands should be included.

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heritage and environmental value of ancient and native woodland		
Geo Suffolk - Suffolk Local Geodiversity Action Plan 2006		
The Suffolk Local Geodiversity Action Plan provides an audit of the different types of geology found throughout the County, together with its condition and any actions that are needed to preserve and improve it.		
<p>The aims of the geodiversity action plan are as follows:</p> <ul style="list-style-type: none"> • Carry out a geodiversity audit for Suffolk. • Carry out geodiversity conservation and management. • Promote geodiversity in policy and practice. • Promote geodiversity awareness. • Sustain the local geodiversity action plan process. 	Local plan policies will need to take account of the findings of the Suffolk Local Geodiversity Action Plan.	SA Framework to include objectives relating to geodiversity.
Haven Gateway – Ipswich A14 Corridor Study 2007		
<p>This report aims highlight the current and future transport related issues in the region as well as suitable measures and interventions to address the transport related problems.</p> <p>The expected growth of the Haven sub region has led to modelled estimates that the A14 corridor at Ipswich will reach maximum capacity by 2012 and that air quality and public transport journey times will suffer.</p>	The Local Plan must acknowledge the need for sustainable transport solution to capacity issues.	The SA should include objectives that promote sustainable travel and support infrastructure improvements that alleviate congestion and hence air pollution levels.
Healthy Suffolk - Rural deprivation in Suffolk 2016		
The report finds that in general the rural areas within	The Local Plan must seek to diminish where	The SA should include objectives that reduce

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Suffolk are less deprived than urban areas. The rural population is:</p> <ul style="list-style-type: none"> • More likely to live longer. • Less likely to be income deprived. • Less Likely to be a child living in an income deprived household. • Less likely to be workless. • More likely to hold higher levels of qualifications. • The costs of providing services In rural areas is estimated to be considerably higher than in urban areas. • Suffolk’s rural population is aging faster than its urban population. This along with limited transport connectivity in rural areas, may result in increasing the cost of living in rural areas compared to urban areas. 	<p>possible the inequalities between rural and urban areas.</p>	<p>rural-urban inequalities and seek to support the social, economic, and environmental needs of the rural population, and not at the expense of the urban population.</p>
<p>Heritage Futures - Suffolk Heritage Strategy 2014</p>		
<p>This Suffolk wide heritage strategy has the following key aims:</p> <ul style="list-style-type: none"> • Identify and have an understanding of the nature of Suffolk’s heritage assets. • Raise awareness of Suffolk’s heritage and issues surrounding its management. • Promote positive action and support initiatives 	<p>The Local Plan must acknowledge the importance of preserving and enhancing the heritage assets within Suffolk, while also promoting economic opportunities.</p>	<p>The SA should include objectives that support and promote the protection of the heritage assets within Suffolk.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>that secure the future and ensure the preservation and enhancement of Suffolk’s heritage assets.</p> <ul style="list-style-type: none"> • Actively promote the role and opportunities presented by conservation and heritage in terms of wider regeneration and economic development of the country and develop a framework for investment. • Promote best practice with regard to stewardship, advice, education, policy and project implementation at a local, regional and international level. 		
Historic England - Streets for All: East of England 2018		
<p>The primary aim of this report is to improve the appearance of our public spaces by showing how practical solutions to our common highway problems can be achieved and how good practice can become everyday practice.</p> <p>The underlying principles are to reduce clutter, co-ordinate design and to reinforce local character, whilst maintaining safety for all.</p> <p>The report underlines some key factors in creating streets. These are:</p> <ul style="list-style-type: none"> - Ground surfaces. - Street furniture. 	<p>The Local Plan must ensure all streets are safe, with help from SCC Highways, and should aim to make streets attractive public spaces that meet local character while being exciting and interesting spaces. The report emphasises the importance of evolving the streetscape, design solutions should be innovative and inspired by their context.</p>	<p>The SA should provide objectives that consider the requirement for excellent street safety as well as interesting design that encompasses both local character and innovative creations.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> - Traffic management. - Environmental improvements. 		
Homes and Communities Agency, Suffolk Coastal District Council and Waveney District Council - East Suffolk Local Investment Plan 2010-2015		
<p>The East Suffolk Local Investment Plan identifies the key themes and issues that relate to regeneration and housing in East Suffolk (Suffolk Coastal and Waveney Districts). It provides a framework for deciding where financial resources should be deployed and where intervention from the Homes and Communities Agency might be needed.</p>		
Ipswich and East Suffolk Clinical Commissioning Group – Future of Healthcare and East Suffolk Two Year Operation Plan 2017/18-2018/19		
<p>The CCG faces a period of unprecedented demand for services, coupled with significant workforce issues and financial challenges. However, the CCG and the wider ‘system’ has a strong, visible, collective leadership in place and a unified plan to address recruitment and retention of staff, bring the system back into a financially sustainable position, and to continue to improve the health and care of local people - so that people live healthier, happier lives by having greater choice, control and responsibility for their health and wellbeing. This Operational Plan sets out how the CCG will drive forward the transformational changes which will continue to provide high quality, safe, and comprehensive services for the people in Ipswich and East Suffolk.</p>	<p>The Local Plan will explore opportunities to ensure healthcare provision can be adequately provided to all, and to enable the Ipswich and Suffolk to fulfil their objectives and minimise their risks through collaborative working.</p>	<p>The SA will set out objectives that provide for the health needs of the District and the population therein.</p>
Natural England - Suffolk Coasts and Heaths National Character Area (82) (NE491) 2015		
<p>The Suffolk Coast and Heaths National Character Area (NCA) lies on the North Sea coast between Great</p>	<p>The Local Plan must protect and enhance the important natural environment across the</p>	<p>The SA should include objectives that relate to protecting and enhancing the important</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Yarmouth in the north and the port town of Harwich in the south, forming a long, narrow band that extends between 10 and 20 km inland. The distinctive landscape character is a product of its underlying geology, shaped by the effects of the sea and the interactions of people. In many places, and especially near the coast, wildlife habitats and landscape features lie in an intimate mosaic, providing great diversity in a small area. Some 45 per cent of the area is designated as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), while the south-western tip along the Stour Valley also contains a small part of the Dedham Vale AONB.</p>	<p>district.</p>	<p>natural environment.</p>
<p>New Anglia LEP – Culture Drives Growth: The East’s Cultural Strategy 2016-2022</p>		
<p>The vision for cultural success across Norfolk and Suffolk details the following objectives:</p> <ul style="list-style-type: none"> • Accelerating creative job growth, • Scaling cultural and creative investment, • Backing creative talent, • Increasing creative and cultural diversity, • Building inspiring places to live, work, visit and invest, and • Broadening international engagement. 	<p>The Local Plan will facilitate greater cultural awareness and engagement in the things that make Suffolk Coastal culturally unique and distinctive.</p>	<p>The SA will include objectives in relation to the use and management of the cultural environment.</p>
<p>New Anglia LEP - Norfolk and Suffolk Economic Strategy, November 2017</p>		
<p>The strategy sets out the key characteristics of the LEP</p>	<p>The Local Plan should seek to understand the</p>	<p>The SA should recognise the wider issues of</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>area (Norfolk and Suffolk), and the direction of travel for the region as a whole. The report emphasises the following:</p> <ul style="list-style-type: none"> • Driving business growth and productivity. • Driving inclusion and skills. • Collaborating to grow. • Competitive clusters close to global centres. • Priority places. 	<p>objectives of LPAs further afield than the neighbouring LPAs. Cross boundary issues are important to the strategic success of the Local Plan and must be understood and provided for in a collaborative manner.</p>	<p>Suffolk and further afield in order to produce an accurate and comparable evidence base.</p>
<p>New Anglia LEP - Economic Strategy Evidence Report, December 2017</p>		
<p>This report brings data across a number of themes and will inform the development of our new economic strategy for Norfolk and Suffolk.</p> <p>The evidence base comprises a diverse array of datasets, including the topics:</p> <ul style="list-style-type: none"> • People, demographics, and skills. • Employment, jobs, and earnings. • Economic growth, productivity, and living standards. • Our business base and its characteristics. • Enterprise, innovation, and competitiveness. • Trade, investment, and overseas capital. • Land use, housing, and Infrastructure. 	<p>The diverse range of data presented in the report can be utilised as a part of the evidence base for the preparation of the Local Plan. The data can be used as a comparison of the Suffolk Coastal data to a broader more collective dataset. These comparisons can help establish where Suffolk Coastal sits within the region of Norfolk and Suffolk.</p>	<p>The SA should take note of the wide ranging evidence on offer in the document and utilise this evidence where possible.</p>
<p>New Anglia LEP - New Anglia Skills Manifesto 2013</p>		
<p>The overall aims of the programme is to provide local</p>	<p>The Local Plan must acknowledge the need to</p>	<p>The SA should include objectives that</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>people with high quality locally produced food and help small businesses grow, offering them the chance to build the skills, experience and confidence needed to operate in a busy and competitive marketplace.</p>	<p>aid small businesses to develop their service to remain active and reduce business deaths.</p>	<p>support businesses, and especially small businesses to develop.</p>
<p>New Anglia LEP - Leading the Way: Green Economy Pathfinder Manifesto 2012-15,</p>		
<p>The New Anglia LEP area is ideally suited to leading the UK's transition to a green economy across three focus areas: low carbon, natural capital and social capital. As the driest, low lying area of the country, New Anglia is at the frontline of climate change and the LEP is determined that the green economy agenda should not be restricted by constraints.</p>		
<p>Mission is for Norfolk and Suffolk to:</p> <ul style="list-style-type: none"> • Grown sustainably and for the long term. • Use natural resources efficiently. • Be more resilient. • Build on current experience and exploit comparative advantages. 	<p>The Green Economy Manifesto encourages the transition to a green economy and raising the green agenda across Norfolk and Suffolk. Measures to promote the green agenda can be incorporated into future Local Plan documents.</p>	<p>The SA should include objectives which support and promote the green economy across the Ipswich HMA.</p>
<p>Public Health and Protection Directorate - State of Children in Suffolk 2016</p>		
<p>This report assesses the health and wellbeing of young people and children in Suffolk.</p>		
<p>Suffolk overall performance better than the National and regional averages, and performance and outcomes are generally improving</p> <p>However, things can always be better and there are areas that are of concern. For example Suffolk has seen a rise in overweight or obese children both in absolute terms and relative to the national benchmarks. This may be due to</p>	<p>The Local Plan must support children and young people, and seek to improve the problem areas of high obesity levels, low physical activity, and low levels of education especially in the most vulnerable children.</p>	<p>The SA objectives should support children in education, especially the most vulnerable children, as well as promote healthy lifestyles, (eating healthily and getting involved physical activity).</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>the low levels of physical activity experienced in children in Suffolk.</p> <p>Concerning is the fact that children from deprived areas, in care, or in need, or with special educational needs perform much worse than other children. Worryingly, this trend gets worse as children progress through education.</p>		
<p>Suffolk Biodiversity Information Service - Suffolk Biodiversity Action Plan 2014</p>		
<p>The Suffolk Plan follows closely the format of the UK Biodiversity Action Plan and concentrates on those species and habitat action plans that are relevant to Suffolk, both translating national needs into effective action at local level and identifying targets for species and habitats appropriate to the local area. These habitat and species action plans clearly identify objectives and targets as well as detailing actions and organisation(s), sectors and individuals responsible for following through each plan.</p>		
<p>Objectives</p> <p>To ensure lawful compliance towards biodiversity in planning decisions.</p> <p>To promote best practice and provide support to planners on biodiversity issues.</p> <p>To ensure the planning system contributes to the Natural Environment White Paper 2011 objective of no net loss of biodiversity as part of sustainable development.</p> <p>Action Plan Targets:</p> <p>Ensure development avoids adverse impacts on biodiversity.</p>	<p>Local Plan policies need to consider biodiversity and ensure that no adverse impacts occur.</p>	<p>SA should include objectives in relation to biodiversity.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>Where avoidance is not possible, mitigate residual impacts of developments.</p> <p>Where mitigation is not possible, compensate for losses incurred during development.</p> <p>Enhance developments for biodiversity.</p> <p>Ensure biodiversity is taken into consideration during, and after, the construction phase of development.</p>		
Suffolk County Council - Suffolk Growth Strategy 2013		
The growth strategy provides a broad framework and vision on how to encourage business to be successful.		
<p>It provides opportunities for growth in different sectors of the economy as well as identifies a potential to create thousands of additional high value and highly skilled jobs in the county. The strategy aims to address the barriers to growth and sets out objectives associated with inward investment, economic growth, improvement of skills and education and improvement of infrastructure.</p>	<p>Local Plans need to highlight the principal locations of growth as agreed by county and district councils. Such as Ransomes Europark, Adastral Park Expansion and strategic improvements to the A12.</p>	<p>The SA needs to include objectives that relate to economic growth, improvement of educational attainment and employability as well as inward investment.</p>
Suffolk Local Authorities - Greater Ipswich City Deal 2013		
Greater Ipswich City Deal will drive forward local growth by empowering Greater Ipswich, Suffolk and the wider New Anglia Local Enterprise Partnership to make the most of their economic assets and opportunities.		
<p>Greater Ipswich has an unprecedented opportunity to grow in the coming decade as there is major development potential in key industrial sectors including energy, ICT,</p>	<p>Local Plans will be required to assist and facilitate the economic growth and investment outlined within the City Deal</p>	<p>The SA should include objectives relating to economic growth and appropriate access to education and training opportunities across</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>financial services, advanced manufacturing, logistics, biotechnology and agri-tech. The City Deal will enable local partners to help develop the skills and business base necessary to ensure residents have the right skills at the right time to secure opportunities.</p>	<p>which focuses on seeking economic opportunities as well as increasing the skill levels of young people through a youth guarantee.</p>	<p>the district.</p>
<p>Suffolk Climate Change Partnership - Suffolk Climate Action Plan 3 2017</p>		
<p>This document is produced by local authorities in tandem with the Environment Agency, Sustainability East, University College Suffolk and other organisations. It outlines the potential impact of climate change within Suffolk and sets goals for helping the County to adapt to climate change. The document lists objectives for businesses and private households (and these are listed below). It also sets out a road map about how these will be achieved, including more energy efficient buildings and a stronger emphasis on renewable energy.</p>		
<p>The document does not have any binding targets but does aspire for businesses and households in Suffolk to achieve the following:</p> <p>Reduce carbon emissions by 60% on 2004 levels by 2025</p> <p>Support the development of a green economy, including reducing the CO2 produced in the production and delivery of products and services</p> <p>Adapt to the impacts of climate change, including extreme weather and resource scarcity</p>	<p>Local plan policies should promote energy efficient design for business premises and private houses.</p> <p>Local plan policies should encourage the development of renewable energy facilities, both as stand alone facilities and as part of wider developments.</p>	<p>The SA should include objectives which encourage energy efficient design and construction.</p>
<p>Suffolk Coast and Heaths AONB Unit - The Stour & Orwell Estuaries Scheme of Management 2010</p>		
<p>The report seeks to promote the sustainable use of the Stour and Orwell estuaries through the management of human activity, in a way which is compatible with the conservation of the estuarine landscape and wildlife.</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The hinterland grazing and salt marshes provide habitat for over-wintering geese, ducks, wading birds, and fish attracted by vast numbers of invertebrates living in the mudflats.</p> <p>The estuaries have a very significant economic role as the location for nationally important ports which, together with marinas, fisheries and other industries, provide jobs to surrounding communities.</p> <p>The estuaries are vulnerable to the potential impact of climate change, including possible sea level rise.</p>	<p>The Local Plan must acknowledge the importance of the Stour and Orwell estuaries for economic development while at the same time protecting the important natural environment.</p>	<p>The SA should include objectives that support the natural environment of the estuaries while also providing economic opportunities.</p>
<p>Suffolk Coast and Heaths AONB Unit - Suffolk Coasts and Heaths Management Plan 2018-23</p>		
<p>Provides an overview of the Area of Outstanding Natural Beauty, together with management aspirations.</p>		
<p>The document provides detailed descriptions of different parts of the AONB, including the environmental and economic issues that they face. The document provides guidance about plan making and planning decisions in the area and emphasises the need to protect the character and landscape of the AONB. The latter part of the document presents a vision for how the AONB will look in 2033 together with management proposals for the AONB area. This is broken down into a list of objectives, together with an action plan detailing how these will be achieved.</p>	<p>The Local Plan needs to take account of the unique character and landscape of the AONB and to preserve the natural environment. In particular it needs to take account of the aims and objectives of the AONB management plan.</p>	<p>SA Framework to include objectives relating to landscape and townscapes and enhancing the environment where possible.</p>
<p>Suffolk Coastal and Waveney District Councils - East Suffolk Tourism Strategy 2017 – 2022</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>The key objective of the Tourism Strategy is to increase the volume and value of tourism, to extend the tourist season, to create compelling destinations and to link visitors more to experiences.</p> <p>In order to achieve this we need to:</p> <ul style="list-style-type: none"> • Develop and support our key tourism assets. • Improve the visitor experience through developing unique destinations. • Ensure the facilities needed are in place for long term sustainable tourism, including; accommodation, signage, car parking, broadband/mobile services, and public toilets. • Excel in destination marketing through digital technologies. • Work effectively with partners. 	<p>The Local Plan will need to develop tourism policies that seek to deliver the aims of the East Suffolk Tourism Strategy.</p>	<p>The SA will include objectives designed to ensure the appropriate management of tourism development and opportunities across Suffolk Coastal.</p>
<p>Healthy Suffolk – State of Suffolk Report 2015</p>		
<p>The report describes the health and wellbeing of Suffolk and breaks the document down into appropriate age groups, from prenatal before birth to retirement and older people (65+).</p>	<p>The Local Plan will plan positively for the health provision of all groups in society, from prenatal before birth to elderly people.</p>	<p>SA Framework to include objectives relating to improving the overall health of the population.</p>
<p>Suffolk Coastal District Council - Private Sector Housing Renewal Strategy 2007 with updates in 2009, 2010 and 2013</p>		
<p>Strategy sets out how the Council will address private sector housing issues in the district and link with wider sub regional strategies and statutory duties.</p>		
<p>The four key priorities that the policy will address are:</p>	<p>Local Plans should take into account the</p>	<p>The SA Objectives should include measures</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<ul style="list-style-type: none"> • Decent homes for vulnerable people, • Provision of affordable housing, • Energy conservation, • Helping the elderly to stay in their own homes. 	<p>housing needs of the wider community by promoting a range and choice of housing type and tenure.</p>	<p>to ensure that housing opportunities for all sectors of the community are provided.</p>
<p>Suffolk Coastal and Waveney Community Safety Partnership Plan 2015/16</p>		
<p>The Crime and Disorder Act 1998 created community Safety Partnerships under which local authorities and the police should work together to reduce crime and disorder. This includes drawing up a plan with a series of objectives, together with details about how these will be achieved. This includes nominating responsible organisations that will be responsible for achieving particular objectives. Other organisations involved include the NHS and the Suffolk Fire and Rescue Service.</p>		
<p>Suffolk Community Foundation - Hidden Needs in Suffolk 2016 {Five years On (2011-2016)}</p>		
<p>The new report incorporates data from the 2015 Index of Multiple Deprivation, the 2011 Census and a range of other data, including information from the new Social Mobility Index published in 2016.</p>		
<p>Growth of Suffolk’s population is slowing down compared to the rest of the East of England and the UK.</p> <p>The population is also growing progressively older: The proportion of younger people is declining and the proportion of pensioners increasing.</p> <p>This has long term implications: older people have greater demand of public services, and the relative proportion of people in employment to those in retirement will impact on Suffolk’s overall economy.</p> <p>As the first Hidden Needs reported, county and district level statistics can obscure levels of deprivation in rural</p>	<p>The Local Plan must understand the key demographics of the districts and seek to implement the right strategies in dealing with the increasingly aging population and importantly make provision for the poorest in our society so they can change their economic and social situations.</p>	<p>The SA should include objectives that support the needs of the whole of our society, especially the most vulnerable groups.</p>

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>areas.</p> <p>Over 14 per cent of neighbourhoods in Ipswich and 12 per cent in Waveney are ranked among the most deprived 10 per cent in England.</p> <p>In 2016, the government introduced a new Social Mobility Index designed to estimate how a disadvantaged background affects a person's life chances at school and thereafter in the workplace.</p> <p>The index suggests that there is marked inequality of opportunity for children and young people across Suffolk .</p>		
<p>Suffolk County Council - Suffolk Nature Strategy 2015</p>		
<p>This report aims to promote and protect the beautiful Suffolk countryside, which offers many benefits to those that experience it. Over 36% of the county is either nationally or locally protected for its wildlife or landscape value.</p> <p>It is important that Suffolk's natural environment is conserved and enhanced for future generations and continues to be seen as one of the county's key strengths.</p>	<p>The Local Plan must acknowledge the challenges and opportunities our natural environment faces, while also planning for the opportunities the natural environment provides for economic growth as well as the benefits in health and wellbeing.</p>	<p>The SA should include objectives that plan positively for the natural environment and make the most of the economic and social opportunities presented by the natural environment.</p>
<p>Suffolk County Council - Touching the Tide Landscape Character Assessment 2012</p>		
<p>This landscape character assessment for the Touching the Tide (TtT) Partnership was carried out during 2012. It covers an area defined by Suffolk Heritage Coast but extends inland along the Deben Estuary as far as Melton and south to the Landguard Peninsular at Felixstowe. It therefore includes coastal landscapes and three distinct estuaries - the Blyth, the Alde-Ore and the Deben and the majority of the area falls within the wider Suffolk Coast and Heaths</p>		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Area of Outstanding Natural Beauty (AONB).		
The purpose of the landscape character assessment is to provide an understanding of the variety of landscape within the area and to record what is special and distinctive in order to inform and provide a framework for future Partnership work, as well as to inform wider AONB work including the review of the Management Plan.	The Local Plan will plan positively for the sustainable management of the District's landscape, with particular regard to such landscape designations.	SA Framework to include objectives relating to conserving and enhancing local landscapes and local distinctiveness.
Suffolk County Council - Walking Strategy 2015-2020		
Suffolk Council Council's Walking Strategy has a clear ambition, to get more people walking throughout the district to benefit from the physical and mental well being.	The Local Plan acknowledges the importance of active lifestyles for physical and mental health, and will plan positively for such an outcome.	The SA will establish objectives that encourage active and healthy lifestyles.
Suffolk County Council - Cycling Strategy 2015 -2020		
Suffolk Council Council's Cycling Strategy has a clear ambition, to get more people cycling throughout the district to benefit from the physical and mental well being.	The Local Plan acknowledges the importance of active lifestyles for physical and mental health, and will plan positively for such an outcome.	The SA will establish objectives that encourage active and healthy lifestyles.
Suffolk County Council - Poverty Strategy 2015-2020		
Suffolk County Council's Poverty Strategy has a clear ambition to reduce poverty across the district in the form of both urban and rural deprivation, and improve quality of life for all.	The Local Plan will plan positively and provide opportunities for all to improve their socio-economic circumstances.	The SA will provide objectives that aim to improve social mobility for the entire population, particularly those in most need.

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
Suffolk County Council - In Step With Suffolk: Rights of Way Improvement Plan 2006-16		
This document provides an overview of the condition of rights of way in the County, together with a summary of the policy and legislative context within which they operate.		
<p>Action points are centred around the following key objectives:</p> <ul style="list-style-type: none"> • Provide a better signed, maintained and accessible network. • Provide and protect a more continuous network that provides for the needs of all users. • Develop a safer network. • Increase community involvement in improving and managing the network. • Provide an up to date and publicly available digitised definitive map for the whole of Suffolk • Improve promotion, understanding and use of the network. 	Local Plan policies should consider public rights of way across the district.	SA Framework to include objectives in relation to public rights of way.
Wild Anglia - Wild Anglia Manifesto 2013		
<p>Wild Anglia is part of the New Anglia Local Economic Partnership. It is charged with promoting the protection of the environment and also looking at ways in which the natural environment can support economic growth and personal wellbeing. Part One of the Wild Anglia Manifesto is a high level document that sets out the organisation's objectives:</p> <ul style="list-style-type: none"> • Economic Growth: Nature will make a full contribution to the success of the economy. • Exemplary 'green infrastructure': insisting on the best projects for people, nature and the economy. • Strengthening nature: creating, improving and investing in the natural environment. • Healthy, happy society: making the most of nature's capacity to improve lives. 		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
The Alde and Ore Estuary Partnership - Alde and Ore Estuary Plan 2016		
A partnership set up by the community for the community to protect homes, businesses and our environment from flooding.		
<p>The Alde and Ore Estuary Plan seeks to:</p> <ul style="list-style-type: none"> • Manage the estuary and its river defences as a whole taking account of the changes affecting flood cells and changes from climate change and isostatic rebalancing. • Where defences require upgrading, upgrade these to withstand overtopping. The approach would allow for overtopping from time to time but with very quick recovery. • Sets priorities for upgrading or changing defences over a ten year period. • Regular monitoring the state of the estuary. • Seeks to secure the necessary funds through enabling development where appropriate. 	<p>Local Plan policies need to be developed in accordance with the aims and objectives of the Alde and Ore Estuary Plan to ensure that a integrated policy approach to the river and coastal zone is developed.</p>	<p>The SA Framework should include objectives relating to the natural environment and unique landscape of the Rivers Alde and Ore.</p>
The Nottingham Declaration Partnership - The Nottingham Declaration on Climate Change 2000		
<p>The declaration sets out the political commitment to tackle climate change of a number of local government authorities.</p>	<p>The Local Plan must recognise the importance of tackling climate change and seek where possible to implement sustainable measures to the built environment.</p>	<p>The SA should include objectives that support the implementation of sustainable solutions in tackling climate change.</p>
Wild Anglia - Wild Anglia Manifesto 2013		
Wild Anglia is part of the New Anglia Local Economic Partnership. It is charged with promoting the protection of the environment and also looking at ways		

Key objectives, targets and indicators relevant to plan and SA	Implications for the Local Plan	Implications for Sustainability Appraisal
<p>in which the natural environment can support economic growth and personal wellbeing. Part One of the Wild Anglia Manifesto is a high level document that sets out the organisation's objectives:</p> <ul style="list-style-type: none"> • Economic Growth: Nature will make a full contribution to the success of the economy. • Exemplary 'green infrastructure': insisting on the best projects for people, nature and the economy. • Strengthening nature: creating, improving and investing in the natural environment. • Healthy, happy society: making the most of nature's capacity to improve lives. 		

Appendix B: Appraisals of Policies and Proposals in Final Draft Policies

Wider Strategic Planning Area

SCLP2.1 Growth in the Ipswich Strategic Planning Area

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Medium/long term	Permanent	The policy sets ambitious growth targets for across the Ipswich Functional Economic Area. The policy seeks to deliver at least 30,320 jobs over the lifetime of the plan.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area. The policy seeks to deliver 37,328 new dwellings over the lifetime of the plan. Associated with this level of growth there will be significant opportunities to deliver affordable housing. Working in partnership across the housing market area represents the most efficient and sustainable approach to growth.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area which is likely to result in impacts on existing infrastructure. While increased population could impact negatively healthcare capacity there are also opportunities to address deficiencies through development opportunities. The precise impacts will depend on the delivery of the individual site allocations.
4. To improve the quality of where people live and work	+?	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area which is likely to result in impact on existing communities, particularly in areas where new site allocations are proposed. The policy recognises the need to deliver this growth while protecting quality of life.

SA Objective	Effect	Timescale	Permanence	
Education				
5. To improve levels of education and skills in the population overall	?	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area which is likely to result in impacts on existing infrastructure. While increased population could impact negatively education capacity there are also opportunities to address deficiencies through development opportunities. The precise impacts will depend on the delivery of the individual site allocations.
Water				
6. To conserve and enhance water quality and resources	?	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area which is likely to result in impacts on existing infrastructure. The nature of these impacts will vary depending on growth distribution strategies and site allocations.
Air				
7. To maintain and where possible improve air quality	-?	Medium/long term	Permanent	There are likely to be some level of air quality impacts across the area as a result of population growth.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium/long term	Permanent	There is likely to be some loss of undeveloped greenfield land including high grade agricultural land. The nature of these impacts will vary depending on growth distribution strategies and site allocations.
9. To promote the sustainable management of waste	-?	Medium/long term	Permanent	The increase in population associated with the strategy for growth will generate increased waste.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	?	Medium/long term	Permanent	There are likely to be some level of impacts across the area as a result of population growth. The nature of these impacts will vary depending on growth distribution strategies and site allocations.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-?	Medium/long term	Permanent	Increased growth could result in increased visitors to the coast and estuaries. The policy recognises the

SA Objective	Effect	Timescale	Permanence	
				need to deliver this growth while protecting high quality environments.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium/long term	Permanent	Increased growth could result in increased visitors to the coast and estuaries, which could put increased recreational pressure on protected European sites. The policy recognises the need to deliver this growth while protecting high quality environments.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. The policy recognises the need to deliver this growth while protecting high quality environments.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium/long term	Permanent	The strategy for growth will result in the loss of undeveloped greenfield land which could have an impact on the landscape character of the district. The policy recognises the need to deliver this growth while protecting high quality environments.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	The policy sets growth targets for across the Ipswich Functional Economic Area. The policy seeks to deliver at least 30,320 jobs over the lifetime of the plan. Working in partnership across the housing market area represents the most efficient and sustainable approach to growth.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/long term	Permanent	The policy sets targets for housing and employment growth in the area. If this new growth is located within, or well related to existing centres this could support existing facilities, if it is located away from existing retail facilities, it could reduce footfall in those centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	?	Medium/long term	Permanent	Hard to determine impacts as the nature of these impacts will vary depending on delivery of individual

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				site allocations.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium/long term	Permanent	The policy sets growth targets for the Ipswich Strategic Planning Area which is likely to result in impacts on existing infrastructure. The increased growth could make investment in digital infrastructure provision more viable.
Potential Mitigation Measures	<p>Policies elsewhere in the plan should set out the infrastructure requirements needed to support the levels of growth set out in this policy. Where specific infrastructure is needed on a site this should be clearly set out in the policy requirements for that allocation. The distribution of growth should be managed so as to minimise the impact on existing settlements and communities while maximising opportunities to deliver benefits in these areas- e.g. addressing infrastructure shortfalls etc.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP2.2 Strategic Infrastructure Priorities

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. The overall benefits of this provision could provide improved services and facilities for the population. Businesses will also benefit which may lead to increased job creation.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Medium term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. This includes increased health provision.
4. To improve the quality of where people live and work	+	Medium term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. The overall benefits of this provision could provide

SA Objective	Effect	Timescale	Permanence	
				improved services and facilities for the population
Education				
5. To improve levels of education and skills in the population overall	++	Medium term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. This includes increased education provision.
Water				
6. To conserve and enhance water quality and resources	++	Long term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. This includes improvements to water supply, foul sewerage and sewerage treatment capacity.
Air				
7. To maintain and where possible improve air quality	?	Medium term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. This includes support for sustainable transport modes (walking, cycling, rail) but also includes highways network improvements which could increase car use and have an adverse impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	The provision of associated infrastructure in support of commercial development will positively support the delivery of new employment uses. This particularly applies to the provision of digital telecommunications.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	Permanent	The policy sets out clearly the infrastructure priorities across the IPSA area. This includes support for sustainable transport modes (walking, cycling and trains) and highways network improvements.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	Permanent	The policy clearly sets out the Council's priorities regarding improvements to the digital infrastructure network.
Potential Mitigation Measures	Design policies will help mitigate the impact of new infrastructure provision in sensitive locations. The Environmental Quality policy, which highlights the need to address air quality impacts, will help mitigate the uncertain impacts on air quality.			

SCLP2.3 Cross-Boundary mitigation of Effects on Protected Habitats

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Short term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	Many of the European sites within the district are Estuary areas. The policy seeks to protect the special features of these areas. Many of these areas cross district boundaries and therefore a strategic approach

SA Objective	Effect	Timescale	Permanence	
				to mitigation is very beneficial.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Policy directly seeks to protect areas of biodiversity and geodiversity value. Many of these areas cross-district boundaries and therefore a strategic approach to mitigation is very beneficial.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Short term	Permanent	Policy protects European sites and therefore also acts to protect the landscapes within which those sites are located.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Short term	Permanent	Restricting access to the estuaries could have a negative impact on the potential tourist economy in these areas, but conversely will protect the features that are often the reason these areas are popular with visitors.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	No specific SA mitigation identified. This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

Suffolk Coastal Spatial Strategy

SCLP3.1 Strategy for Growth in Suffolk Coastal District

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/ long term	Permanent	The policy sets ambitious growth targets for the district. The policy seeks to deliver at least 6,500 jobs over the lifetime of the plan, including the delivery of strategic employment allocations based around key transport corridors. Supporting some development in the rural areas will help address some rural deprivation issues.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/ long term	Permanent	The policy sets ambitious growth targets for the district. The policy seeks to deliver 10,476 new dwellings over the lifetime of the plan. Associated with this level of growth there will be significant opportunities to deliver affordable housing. Policy includes opportunities for more significant growth in Saxmundham and Felixstowe and more modest growth across the rural areas. Spreading development across the District should provide greater certainty that growth levels can be met as there will be a greater range of sites in a greater number of locations delivering housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium/ long term	Permanent	The policy focuses a majority of housing growth at Saxmundham and Felixstowe and the market towns which benefit from a wider range of services and facilitates than other areas of the district. The policy also seeks appropriate levels of growth in rural areas in order to help sustain these communities while recognising that access to services in these areas will always be more limited. The policy requires the provision of infrastructure to support growth.
4. To improve the	+	Medium/	Permanent	The policy includes proposals for

SA Objective	Effect	Timescale	Permanence	
quality of where people live and work		long term		Saxmundham and Felixstowe built around the garden neighbourhood principles of an inclusive community. Modest development around other settlements will help support and sustain existing facilities. Increasing the mix of housing increases opportunities for people to remain in those communities where they have connections, once their housing needs change. The policy requires the provision of infrastructure to support growth.
Education				
5. To improve levels of education and skills in the population overall	+	Medium/long term	Permanent	The policy requires the provision of infrastructure to support growth.
Water				
6. To conserve and enhance water quality and resources	+?	Medium/long term	Permanent	The strategy for growth will generate increased pressure on water and drainage infrastructure, but the policy requires the provision of infrastructure to support growth.
Air				
7. To maintain and where possible improve air quality	-?	Medium/long term	Permanent	There are likely to be some level of air quality impacts across the area as a result of population growth.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The strategy for growth will result in the loss of significant amounts of undeveloped greenfield land including high grade agricultural land.
9. To promote the sustainable management of waste	+?	Medium/long term	Permanent	The increase in population associated with the strategy for growth will generate increased waste. However the policy requires the provision of infrastructure to support growth.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium/long term	Permanent	The strategy will locate the majority of development in accessible locations which is likely to result in a reduction in carbon emissions from new development, however increased development in rural settlements (although small in scale) is likely to generate increased traffic movements which could have a

SA Objective	Effect	Timescale	Permanence	
				negative impact.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-?	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries around Felixstowe. However the policy includes reference to the need to protect and enhance the natural environment.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries around Felixstowe. This could put increased recreational pressure on the SPAs. However the policy includes reference to the need to protect and enhance the natural environment.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. However the policy includes reference to the need to protect and enhance the historic environment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium/long term	Permanent	The strategy for growth will result in the loss of significant amounts of undeveloped greenfield land which could have an impact on the landscape character of the district. However the policy includes reference to the need to protect and enhance the historic, built and natural environment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. The policy seeks to deliver at least 6,500 jobs and 11,800 – 18,100 sqm of new retail floorspace over the lifetime of the plan including new strategic employment allocations based around key transport corridors.
17. To maintain and enhance the vitality and viability of town	++	Medium/long term	Permanent	The policy supports the development of strategies for market towns to strengthen their

SA Objective	Effect	Timescale	Permanence	
and retail centres				role and economies. The policy seeks to deliver 11,800 – 18,100 sqm of new retail floorspace over the lifetime of the plan in retail, commercial leisure and town centres. This growth could support existing services and facilities.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	This option focuses a majority of housing growth at Saxmundham and Felixstowe and the market towns which benefit from a wider range of services and facilitates than other areas of the district. Growth in the rural areas could result in a proportion of the population with poorer access services and facilities. However, the policy requires the provision of infrastructure to support growth which should help mitigate this.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium/long term	Permanent	The policy requires the provision of infrastructure to support growth.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will help mitigate the uncertain impacts on air quality and the negative impact on material assets.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP3.2 Settlement Hierarchy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy clearly sets out the approach for a variety of uses for each level within hierarchy. This should encourage the delivery of affordable housing and employment opportunities in appropriate

SA Objective	Effect	Timescale	Permanence	
				locations.
Housing				
2. To meet the housing requirements of the whole community	++	Medium term	Permanent	The policy encourages development in those settlements in the hierarchy with defined boundaries and clearly sets out the approach for each level within hierarchy. This encourages new housing and services in a variety of settlements across the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	Focusing the majority of growth in larger settlements (which have a wider range of services) enables people to access these facilities locally and help reduce unnecessary journeys to destinations further afield. Increased accessibility is more likely to encourage people to walk and cycle. Providing some development in small settlements will support social connections.
4. To improve the quality of where people live and work	++	Medium term	Permanent	Directing development to those settlements with defined boundaries will help focus development within locations with good access to employment/ leisure/ recreation facilities while protecting the open countryside from development. Providing some development in small settlements will support social connections. The policy specifically aims to sustain the vitality of existing communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No overall effect. However encouraging some growth in the larger villages with existing schools could help increase the viability of these more rural schools. Where schools are not available this could result in increased travel.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible	+	Medium term	Permanent	Development delivered in accordance with the policy will be

SA Objective	Effect	Timescale	Permanence	
improve air quality				focussed in the settlements with defined boundaries. The hierarchy policy encourages the delivery of larger scale development in the more sustainable locations close to areas containing key services and employment, reducing the need for car journeys and therefore potentially limiting the impact of new development on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	Distributing development in accordance with the policy will minimise development in open countryside and therefore limit the loss of greenfield land and high quality agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No specific effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium term	Permanent	Policy will prevent development extending into countryside locations which may contain more sensitive habitats.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+/-	n/a	n/a	No specific effect, however a number of settlements within the hierarchy will contain assets of historic value which could be impacted by increased development within the settlement boundary. The policy includes reference to the need to deliver development whilst enhancing the quality of the built, historic and cultural environments.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Medium term	Permanent	The policy will limit development in the open countryside, protecting the rural character of the district, protect settlements from coalescence and help settlements maintain their individual characteristics. There are, however settlements within the hierarchy, which sit within or immediately adjacent to the AONB and river valley landscapes which could be impacted by new development. The policy includes reference to the need to deliver development whilst enhancing the built and natural environment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium term	Permanent	Distributing development across the settlements in the settlement hierarchy will support existing facilities, help make rural services more viable and reduce the need to travel.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	Distributing development across the settlements in the settlement hierarchy will support existing facilities, help make rural services more viable and reduce the need to travel.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium term	Permanent	Encouraging a range of facilities across the settlements reduces the need to travel and has potential to increase the use of sustainable transport methods such as cycling and public transport (where available).
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	No specific mitigation identified. The requirements of policies elsewhere in the plan covering the natural, built and historic environment will mitigate the impact of additional development in those settlements with significant levels of heritage assets or in close proximity to sensitive landscapes.			

SA Objective	Effect	Timescale	Permanence	
	This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

SCLP3.3 Settlement Boundaries

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+/-	Medium term	Permanent	Focusing development in areas with good access to services minimises reliance on private car use and allows for easy access to essential services and employment opportunities. However, the policy could inhibit the development of new employment uses and services in rural areas with the potential to increase rural social exclusion.
Housing				
2. To meet the housing requirements of the whole community	+/-	Medium term	Permanent	The policy takes a positive approach to the delivery of housing, where it meets the requirements of the policy; this has potential to deliver more housing in sustainable locations. However, by the nature of built up areas, the availability of land within the defined settlement boundaries is likely to be less and the sites potentially smaller in scale which could make the delivery of affordable housing on mixed tenure sites harder to achieve.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Directing development to those settlements with defined boundaries will help focus development within locations with good access to open space and sports facilities as well as potential to support sustainable transport methods. Dispersed development is less likely to have good access to these services.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Directing development to those settlements with defined boundaries will help focus development within locations with good access to employment/ leisure/ recreation facilities while protecting the open countryside from development.
Education				

SA Objective	Effect	Timescale	Permanence	
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Focusing development within settlements with defined boundaries is likely to improve the accessibility to services including education and employment opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Medium term	Permanent	Settlement boundaries allow development to be focussed in sustainable locations close to areas containing key services and employment, reducing the need for car journeys and therefore potentially limiting the impact of new development on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	A settlement boundaries policy minimises the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	Settlement boundaries will help contain development in sustainable locations with access to services, employment and sustainable transport options, reducing the need for car journeys and subsequently reducing greenhouse gas emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	This option will prevent development extending into countryside locations which may contain sensitive habitats.
Cultural Heritage				

SA Objective	Effect	Timescale	Permanence	
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The will help control the spread of settlements, which will prevent settlements from sprawling into open countryside. This will also limit the coalescence and help settlements maintain their individual characteristics.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+/-	Medium term	Permanent	Focusing residential and commercial development within settlements with defined boundaries is likely to improve the accessibility of employment opportunities across the district. However, the policy could limit the development of new employment uses in rural areas; therefore employment growth could be slow.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The policy directs development to existing town centres and areas likely to have better access to town centres meaning the occupiers of new development will be able to support the viability of town centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Medium term	Permanent	Settlement boundaries will contain new development and prevent sprawl, allowing the promotion of more sustainable transport methods such as cycling and public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The potential impact on housing delivery rates is already mitigated by site allocations set out in the rest of the Local Plan. Policy SCLP5.11 specifically addresses the issue of affordable housing delivery outside, but adjacent to			

SA Objective	Effect	Timescale	Permanence	
	settlement boundaries and policy SCLP5.3 addresses the circumstances when housing development in the countryside would be allowed. Similarly the wording within the employment policies and the new employment allocations help mitigate the risk of this policy restricting the delivery of employment opportunities in rural areas.			

SCLP3.4 Proposals for Major Energy Infrastructure Projects

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?			The provision of major energy infrastructure is unlikely to enhance residential environments. The construction phase of such projects is often long and can cause disruption to quality of life for nearby residents. The policy does require significant community benefits and road and highway measures to be agreed alongside such projects, but there is still likely to be an impact for those local communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+?	Medium term	Permanent	The policy requires robust Environmental Impact Assessment of proposals.
Air				
7. To maintain and where possible improve air quality	?	Short term	Temporary	The policy requires robust Environmental Impact Assessment of proposals. The policy requires road and highway measures to be agreed in order to mitigate the

SA Objective	Effect	Timescale	Permanence	
				impact of increased traffic pressure, but, given the scale of these projects, there is still likely to be an increase in vehicle movements (either associated with the construction phase or the operation), which may have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent/ temporary	The scale of the projects, and limited availability of previously developed land in the District means that they are likely to take place on greenfield sites. The policy does however require decommissioning and restoration of the site to minimise and mitigate environmental harm.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	Impact would depend on the nature of the proposals being determined under this policy. Large schemes generating energy from renewables are likely to have a positive effect, while other energy infrastructure projects could have a negative effect.
11. To reduce vulnerability to climatic events and flooding	+?	Medium term	Permanent	The policy requires appropriate flood and erosion defences to be incorporated into proposals.
12. To safeguard the integrity of the coast and estuaries	+?	Medium term	Permanent	The policy requires appropriate flood and erosion defences to be incorporated into proposals.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent/ temporary	Precise effect hard to determine, the scale of the projects means that they are likely to take place on greenfield sites and unlikely to enhance biodiversity, however the policy does require robust Environmental Impact Assessment of proposals and positive outcomes for the surrounding environment. The policy also requires restoration of the site following decommissioning. HRA screening

SA Objective	Effect	Timescale	Permanence	
				identified text amendments to remove likely significant effects.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent/ temporary	The scale of the projects means that they are likely to take place on greenfield sites, which could have a negative impact on the landscape. However, the policy does require an assessment of impacts on the AONB and positive outcomes for the surrounding environment and also requires restoration of the site following decommissioning.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Major energy infrastructure projects often generation significant employment opportunities, both in the construction phases and the long term operation.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium term	Permanent	The policy does require road and highway measures to be agreed in order to mitigate the impact of increased traffic pressure, but, given the scale of these projects, there is still likely to be an increase in vehicle movements- either associated with the construction phase or the operation. Depending on the scale of the project there may also be opportunities to require improvements to the highways network as part of any proposals, although this couldn't be determined at this stage.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
needs of current and future generations				
Potential Mitigation Measures	The requirements of policies elsewhere in the plan which cover landscape, biodiversity, design and residential amenity will help mitigate the uncertain impacts.			

SCLP3.5 Infrastructure Provision

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Long term	Permanent	New infrastructure associated with new development could help deliver new services and facilities in areas currently deficient in these and increase educational attainment through the provision of new facilities for services and new schools.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Medium term	Permanent	The policy will help provide the necessary facilities needed to meet the health needs of any new development, including the provision of sport facilities and the improvement and expansion of health facilities.
4. To improve the quality of where people live and work	++	Medium term	Permanent	This policy would mean that new social infrastructure will be provided in communities where growth is being delivered.
Education				
5. To improve levels of education and skills in the population overall	++	Medium term	Permanent	This policy would mean that new education capacity will be provided where required in response to population growth arising from new development.
Water				
6. To conserve and enhance water quality and resources	++	Long term	Permanent	The policy states that new development will not be allowed in areas where it would have a significant effect on the capacity of existing water infrastructure.
Air				
7. To maintain and	+?	Medium	Permanent	Ensuring the delivery of new

SA Objective	Effect	Timescale	Permanence	
where possible improve air quality		term		infrastructure to support new development, could reduce the need to travel and help mitigate the impact of new development on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	The provision of open green spaces within and near developments will provide valuable habitats for local wildlife and limit the impact of new development on existing habitats.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	++	Long term	Permanent	The provision of associated infrastructure in support of commercial development will positively support the delivery of

SA Objective	Effect	Timescale	Permanence	
area				new employment uses. This particularly applies to the electricity supply network capacity and digital infrastructure.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	Permanent	The infrastructure policy will ensure the provision of new infrastructure near to new development so that access to key services and facilities is sufficient to accommodate the development. This could reduce the need to travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	The policy clearly sets out the Council's priorities regarding improvements to the digital infrastructure network.
Potential Mitigation Measures	None identified.			

Economy

SCLP4.1 Existing Employment Areas

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This policy will help protect existing employment uses and will therefore help protect jobs for the local population.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0?	Medium term	Permanent	No specific effect, but the concentration of employment uses on specifically designated land could help avoid conflict between 'bad neighbour' employment uses and residential areas.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Protecting employment units on existing employment areas will encourage new businesses to set up in the District to provide training and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium term	permanent	The concentration of employment uses in these areas could help promote the use of sustainable transport methods, although new sustainable travel provision would be reliant on transport providers so couldn't be guaranteed.
Material Assets (including Soil)				
8. To conserve and	+	Medium	Permanent	The protection of exiting

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources		term		employment uses helps maintain a supply of employment land and could mean there is less pressure to develop greenfield land for employment development outside of employment areas.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods and reduce emissions from private cars, although new sustainable travel provision would be reliant on transport providers so couldn't be guaranteed.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	This option will encourage job creation by giving new businesses certainty of long-term, protected areas in which to locate to. The loss of existing units to non-employment uses will be prevented.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods which could help reduce congestion although new provision would be reliant on transport providers so couldn't be guaranteed.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The concentration of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

SCLP4.2 New Employment Development

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This policy could lead to the creation of more jobs in the district which will help reduce deprivation levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	n/a	n/a	The policy states that proposals will only be permitted where it can be demonstrated that there won't be an adverse impact on surrounding land uses which should avoid conflict between adjoining uses.
Education				

SA Objective	Effect	Timescale	Permanence	
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Allowing the development of new employment premises will encourage new businesses to set up in the District which could provide training opportunities and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	permanent	An increase in employment uses in the district could result in increased emissions from industrial processes, freight movements etc.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Medium term	Permanent	The policy encourages the delivery of new employment uses within settlement boundaries, and requires a sequential approach to site selection which could limit the loss of open countryside to employment uses.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium term	Permanent	An increase in employment uses in the district could (depending on uses) result in increased emissions from industrial processes, freight movements etc.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-/+	n/a	n/a	The policy may result in the loss of some greenfield land for development (where applicants can demonstrate a sequential approach to site selection) but the policy requires applicants to demonstrate that proposals would not have an

SA Objective	Effect	Timescale	Permanence	
				adverse impact on the landscape, AONB or natural environment.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-/+	Medium term	Permanent	The policy may result in the loss of some greenfield land for development (where applicants can demonstrate a sequential approach to site selection) but the policy requires applicants to demonstrate that proposals would not have an adverse impact on the landscape, AONB or natural environment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	n/a	n/a	This option will encourage job creation by setting clear criteria against which proposals for new employment development will be assessed.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The policy encourages a sequential approach to employment site development which could reduce the need to travel and help promote the use of sustainable transport methods which could help reduce congestion although new provision would be reliant on transport providers so couldn't be guaranteed.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The concentration of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	The Sustainable Transport policy will help mitigate the effects of increased traffic as any new employment development would have to accommodate and promote sustainable transport methods.			

SA Objective	Effect	Timescale	Permanence	
	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will also help mitigate the uncertain impacts on air quality.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP4.3 Expansion and Intensification of Employment Sites

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This policy could lead to the creation of more jobs in the district which will help reduce deprivation levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No specific effect but the policy does state that proposals must be compatible with the surrounding uses.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Allowing the expansion of employment premises will encourage new businesses to set up in the District which could provide training opportunities and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible	+/-	Medium term	permanent	An increase in employment uses in the district could result in increased

SA Objective	Effect	Timescale	Permanence	
improve air quality				emissions from industrial processes, freight movements etc. but wording in the policy seeks to mitigate these impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Medium term	Permanent	Intensifying uses within the curtilage of an employment area would mean that there would be less pressure to develop greenfield land. However expansion of employment uses on adjoining undeveloped land could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+/-	Medium term	permanent	An increase in employment uses in the district could result in increased emissions from industrial processes, freight movements etc. but wording in the policy seeks to mitigate these impacts.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Medium term	Permanent	The expansion of employment areas may result in impacts on the surrounding landscapes, depending on the scale of the uses, however intensification of existing uses within the curtilage of the employment area is less likely to impact negatively on the landscape.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	This option will encourage job creation by giving businesses the flexibility to expand without having to find new premises. Retaining existing business in the District will maintain employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The intensification of uses on existing employment sites could cause increased traffic movements but the policy includes a requirement to demonstrate that proposals would not cause an adverse impact on the existing highway network.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The expansion and intensification of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	<p>The Sustainable Transport policy will help mitigate the effects of increased traffic as any new employment development would have to accommodate and promote sustainable transport methods.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will also help mitigate the uncertain impacts on air quality.</p>			

SCLP4.4 Protection of Employment Premises

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The protection of employment premises maintains jobs in the district which will help reduce deprivation levels.
Housing				
2. To meet the housing requirements	+?	n/a	n/a	While the policy primarily seeks to protect employment uses, it does

SA Objective	Effect	Timescale	Permanence	
of the whole community				set out the exceptional circumstances where change of use to residential may be permitted. This approach would avoid a surplus of unoccupied employment land in the district and (if criteria can be met) has potential to provide an additional (limited) source of housing land supply.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	While the policy primarily seeks to protect employment uses, it does set out the exceptional circumstances where change of use may be permitted. This provides opportunities to allow changes of use where the existing use is incompatible with the surrounding uses. Thereby potential improving the quality of life for residential surrounding that site.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	While the policy does outline the circumstances when change of use from employment may be allowed, the policy primarily seeks to protect existing employment uses. The protection of employment land, maintains jobs in the district which will help reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Medium term	Permanent	While the policy primarily seeks to protect employment uses, it does set out the circumstances where change of use may be allowed, this includes where the existing use may be incompatible with neighbouring uses which could include air quality concerns. Therefore the policy

SA Objective	Effect	Timescale	Permanence	
				provides opportunities to improve air quality in those areas through change of use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	While the policy primarily seeks to protect employment uses, it does set out the circumstances where change of use may be allowed, this includes where the existing use may be incompatible with neighbouring uses which could include emissions concerns. Therefore the policy provides opportunities to improve air quality in those areas through change of use.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	While the policy primarily seeks to protect employment uses, it does set out the circumstances where change of use may be allowed, this includes where the existing use may be incompatible with neighbouring uses which could include concerns around landscape impact. Therefore the policy provides opportunities for

SA Objective	Effect	Timescale	Permanence	
				landscape improvements by allowing change of use.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	This option seeks to protect employment uses and set clear criteria that would need to be met before change of use would be allowed.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.5 Economic Development in Rural Areas

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The encouragement of employment uses in rural areas provides opportunities for the distribution of employment uses across the district which could help avoid issues with rural deprivation and social exclusion.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
health of the population overall and reduce health inequalities				
4. To improve the quality of where people live and work	+	Medium term	Permanent	Support for employment in rural areas will encourage a mix of uses and services across the rural area, creating more sustainable rural communities.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Support for employment in rural areas, has potential to increase employment opportunities in rural areas and thereby reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	Employment uses distributed through the rural area is unlikely to support any increase in sustainable travel options and therefore could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-/+	Medium term	Permanent	Depending on the level of expansion associated with the proposals for rural diversification, there is potential for the loss of high quality agricultural land. The policy does encourage small scale agricultural diversification schemes to make good use of previously developed land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-/+	Medium term	Permanent	Depending on the level of expansion associated with the proposals for rural diversification, there is potential for the loss of greenfield agricultural land and an associated impact on biodiversity and geodiversity. The policy supports proposals that do not have an adverse impact on the natural environment.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Rural diversification and the encouragement of employment uses in rural areas, could potentially have an impact on the traditional countryside character of the area but this will be dependant on individual schemes and the policy requires this is be taken account of in the design of proposals.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	Depending on the level of expansion associated with the proposals for rural diversification, there is potential for the loss of greenfield agricultural land and an associated impact on biodiversity and geodiversity. The policy supports proposals that do not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	The encouragement of employment uses in rural areas provides opportunities for a diversified economy and increased job provision across the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	-	Long term	Permanent	Employment uses distributed

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				through the rural area is unlikely to support any increase in sustainable travel options.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will help mitigate the uncertain impacts on air quality and material assets.</p> <p>The nature of the rural areas makes it difficult to mitigate for the transport and access impacts.</p>			

SCLP4.6 Conversion and Replacement of Rural Buildings for Employment Use

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The encouragement of employment uses in rural areas provides opportunities for the distribution of employment opportunities across the district which should help avoid issues with rural deprivation and social exclusion.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Support for rural diversification will encourage a mix of uses and services across the rural area, creating more sustainable rural

SA Objective	Effect	Timescale	Permanence	
				communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	Employment uses distributed through the rural area is unlikely to support any increase in sustainable travel options and therefore could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	Allowing the reuse of and replacement of existing rural buildings for employment use has the potential to limit demand for greenfield sites and therefore protect soil resources.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	Using existing buildings or requiring design that reflects the original building will help retain the character of the countryside.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Using existing buildings or requiring design that reflects the original building will help retain the character of the countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	The encouragement of employment uses in rural areas provides opportunities for a diversified economy and increased job provision across the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	Employment uses distributed through the rural area is unlikely to support any increase in sustainable travel options.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Unlikely to be able to mitigate for the impacts on transport, travel, and access and air quality.			

SCLP4.7 Farm Diversification

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	Support for rural diversification helps maintain the viability of the rural economy, and provides opportunities for the distribution of employment opportunities across the district which should help avoid issues with rural deprivation and social exclusion.
Housing				
2. To meet the housing requirements	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
of the whole community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Support for rural diversification encourages a mix of uses and services across the rural area, creating more sustainable rural communities.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Support for rural diversification, has potential to increase employment opportunities in rural areas and thereby reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	Rural diversification and an increase in non-farming uses in the countryside have the potential to increase traffic movements in the rural area (albeit on a limited scale). It's unlikely that development will support any increase in sustainable travel options. This could have a negative impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?/-	Medium term	Permanent	Support for rural diversification could help maintain the viability of farms, sustaining the food production and high quality agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
vulnerability to climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?/+	Medium term	Permanent	Support for rural diversification could help maintain the viability of farms, sustaining the food production and high quality agricultural land. The policy only allows for limited new development as part of any scheme for rural diversification, thereby minimising impact on the existing biodiversity and geodiversity present within the farm.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	Rural diversification and the support for non-farming uses within the rural area, could potentially have an impact on the traditional countryside character of the area but this will be dependant on individual schemes and the policy requires this is be taken account of in the design of proposals.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent	Rural diversification and the support for non-farming uses within the rural area, could potentially have an impact on the traditional countryside character of the area but this will be dependant on individual schemes and the policy requires this is be taken account of in the design of proposals.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Support for rural diversification helps maintain the viability of the rural economy, and provides opportunities for the distribution of employment opportunities across the district which should help avoid issues with rural deprivation and social exclusion.
17. To maintain and enhance the vitality and viability of town	0	n/a	n/a	Unlikely to be of a scale to directly impact this objective but the policy supports retail uses within farms

SA Objective	Effect	Timescale	Permanence	
and retail centres				(farm shops) and this could impact on existing retail provision. This is taken account of in the policy.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	Rural diversification and an increase in non-farming uses in the countryside has the potential to increase traffic movements in the rural area as the scale of development is unlikely to support any increase in sustainable travel options.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Criteria in the historic environment policies will minimise the uncertain impacts of rural diversification schemes on the landscape and cultural heritage objectives. Unlikely to be able to mitigate for the impacts on transport, travel, and access.			

SCLP4.8 New Retail and Commercial Leisure Development

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	While there is no direct effect, the policy helps direct services to the most sustainable locations that can be accessed on foot and by bike. This could encourage more active lifestyles.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
the population overall				
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	While there is no direct effect, policy helps direct services to the most sustainable locations that can be accessed on foot and by bike. This reduces reliance on car journeys and could improve air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The policy supports the roles of the existing town, district and local centres which will maintain and enhance their vitality and viability.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	This option will ensure good access to retail and other services for the local population.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.9 Development in Town Centres

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	The policy encourages the provision of smaller homes and specialist housing provision in town centres.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	The policy specifically supports town centre development that encourages healthy lifestyles.
4. To improve the quality of where people live and work	+	Short term	Permanent	The policy encourages a range of uses in town centres including those that support healthy lifestyles, social

SA Objective	Effect	Timescale	Permanence	
				interaction, culture and the arts. This range of uses could have a positive effect on the quality of life for residents of the district.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy encourages enhancement of the town centres in a way that reflects their historic character and encourages the retention and restoration of historic shopfronts.
Landscape				
15. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The policy ensures that the A1 retail functions in town centres are protected, while encouraging a mix of other appropriate uses in town centres, thereby enhancing their vitality and viability.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	This option will ensure good access to retail and other services for the local population.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.10 Town Centre Environments

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	The policy specifically encourages the delivery of shared spaces, dementia friendly areas, improved access to town centres for those with limited mobility and other disabilities. The policy also encourages healthy lifestyles through walking and cycling.
4. To improve the quality of where people live and work	+	Short term	Permanent	The policy supports increased social interaction which could have a positive effect on the quality of life for residents of the district.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Medium term	Permanent	The policy encourages a safe pedestrian environment and improved cycling facilities. The support for sustainable travel could reduce reliance on the private car and potentially improve air quality in town centres.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect. HRA screening identified amendment to remove likely significant effects.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy encourages the enhancement of town centres in a way that reflects their historic character.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy encourages increased use of town centres and supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The policy encourages increased use of town centres and supports the retail economy in the district.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy encourages travel by sustainable modes of transport, reducing reliance on the private car
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
future generations				
Potential Mitigation Measures	None identified.			

SCLP4.11 Retail and Commercial Leisure in Martlesham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	n/a	n/a	The policy supports increased social interaction and inclusivity.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Short term	Permanent	The policy supports increased social interaction which could have a positive effect on the quality of life for residents of the district. The policy also encourages improvements in accessibility for people with physical or mental disabilities and dementia friendly design.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Although the policy requires any out of centre retail developments at Martlesham to first demonstrate that there are no other suitable sites within, or on the edge of centres within the retail hierarchy, any new retail development at Martlesham is likely to result in increased traffic movements in the area which could

SA Objective	Effect	Timescale	Permanence	
				have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy resists the loss of B1, B2 and B8 uses in the area.
17. To maintain and enhance the vitality and viability of town and retail centres	?	Long term	permanent	Although the policy requires any out of centre retail developments at Martlesham to first demonstrate that there are no other suitable sites within, or on the edge of centres

SA Objective	Effect	Timescale	Permanence	
				within the retail hierarchy, any new retail development at Martlesham could have a negative impact on retail centres within the hierarchy.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Long term	permanent	Although the policy requires any out of centre retail developments at Martlesham to first demonstrate that there are no other suitable sites within, or on the edge of centres within the retail hierarchy, any new retail development at Martlesham is likely to be accessed primarily by private car. The policy does however require developments to make a positive contribution to safe non-car circulation.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The Environmental Quality policy, which highlights the need to address air quality impacts will help mitigate the uncertain impacts on air quality. Requirements within the Sustainable Transport Policy will help address the impacts on transport travel and access.			

SCLP4.12 District and Local Centres and Local Shops

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live, improving access for those unable to run a car.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	+	Short term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live. This reduces the need to travel by

SA Objective	Effect	Timescale	Permanence	
inequalities				car and will encourage active lifestyles.
4. To improve the quality of where people live and work	+	Short term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Short term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live. Reducing the need to travel by car.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy encourages the retention of historic shopfronts.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The policy helps support a range of smaller retail facilities across the district, and requires new proposals in district centres to demonstrate that they will not have a detrimental impact on other centres within the hierarchy.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live. Reducing the need to travel by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Housing

SCLP5.1 Housing Development in Large Villages

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	Encouraging development in large villages supports social connections. The policy will help deliver affordable housing in more rural parts of the district and the policy specifically supports the delivery of housing on Exception Sites which could deliver greater affordable housing in these areas.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy will provide new housing in rural areas and specifically supports the delivery of housing on Exception Sites which could deliver greater affordable housing in these areas.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Delivering housing growth in larger villages which have some services and facilities enables people to access a limited number of services and facilities locally and help reduce unnecessary journeys to destinations further afield. Increased accessibility is more likely to encourage people to walk and cycle.
4. To improve the quality of where people live and work	+	Long term	Permanent	Providing some development in small settlements will support social connections and help support existing services.
Education				
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Supporting growth in the larger villages could help increase the viability of rural schools; however the scale of development is unlikely to be large enough to deliver significant new education facilities in rural areas.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				

SA Objective	Effect	Timescale	Permanence	
7. To maintain and where possible improve air quality	?	Long term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live. Reducing the need to travel by car helps maintain air quality. However, it is likely that residents will still need to travel further afield to access a wider range of services.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Brownfield sites within or adjacent to villages are limited so the policy is likely to result in the loss of some greenfield and, potentially, agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Brownfield sites within or adjacent to villages are limited so policy is likely to result in the loss of greenfield land with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Long term	Permanent	The policy encourages development within the settlement boundaries which will limit the sprawl of villages into the open countryside. However a number of rural villages area located close to AONB and/or

SA Objective	Effect	Timescale	Permanence	
				sensitive river valley landscapes which could be impacted by new development.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	Providing some development in smaller settlements will help support existing services.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+/-	Long term	permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live and so reducing the need to travel by car. However, it is likely that residents will still need to travel further afield to access a wider range of services.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Requirements in Biodiversity and Geodiversity policy will help mitigate impacts on biodiversity occurring as the result of greenfield land development on the edge of larger villages.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the uncertain impact on landscape.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p>			

SCLP5.2 Housing Development in Small Villages

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty	+	Long term	Permanent	Providing some development in

SA Objective	Effect	Timescale	Permanence	
and social exclusion				small settlements will support social connections.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The option will provide new housing in rural areas although the scale of development is unlikely to deliver significant amounts of affordable housing apart from on rural exception sites.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+/-	Long term	Permanent	Delivering housing growth in villages which have some services enables people to access a limited number of facilities locally and help reduce unnecessary journeys to destinations further afield. Increased accessibility is more likely to encourage people to walk and cycle. However facilities in small villages will be limited and therefore journeys by car are still likely to be necessary.
4. To improve the quality of where people live and work	+	Long term	Permanent	Providing some development in small settlements will support social connections and help support existing services.
Education				
5. To improve levels of education and skills in the population overall	+/-	Long term	Permanent	Supporting growth in the small villages could help increase the viability of rural schools; however a number of the small villages do not have schools so children will need to travel to access education facilities. The scale of development is unlikely to be large enough to deliver new education facilities in rural areas.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	Delivery new housing in smaller villages helps support a range of smaller facilities across the district, close to where people live. This could reduce the need to travel by car for some residents but, given the limited range of facilities in smaller villages, it is likely that residents will still need to travel further afield to

SA Objective	Effect	Timescale	Permanence	
				access a wider range of services.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Brownfield sites within or adjacent to villages are limited so the policy is likely to result in the loss of greenfield and, potentially, agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Brownfield sites within or adjacent to villages are limited so the policy is likely to result in the loss of greenfield land with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Long term	Permanent	The policy encourages development within the settlement boundaries which will limit the sprawl of villages into the open countryside. However a number of rural villages are located close to AONB and/or sensitive river valley landscapes which could be impacted by new development.
Economy				
16. To achieve sustainable levels of prosperity and growth	+	Long term	permanent	Providing some development in small settlements will help support existing services.

SA Objective	Effect	Timescale	Permanence	
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Long term	permanent	Delivering housing in smaller settlements could help support smaller retail facilities in these locations. However, it is likely that residents will still need to travel further afield to access a wider range of services.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Requirements in Biodiversity and Geodiversity policy will help mitigate impacts on biodiversity occurring as the result of greenfield land development on the edge of larger villages.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the uncertain impact on landscape.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p>			

SCLP5.3 Housing Development in the Countryside

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	Although the policy primarily limits development in the Countryside, the policy does allow for some limited residential development in Countryside locations (affordable housing on exception sites, in clusters, or as replacement dwellings). Providing some development in the countryside will

SA Objective	Effect	Timescale	Permanence	
				support social connections in rural communities, although these development opportunities will be very limited.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	The option could provide some limited housing in rural areas although development opportunities will be very limited. The policy does support the provision of affordable housing on rural exception sites.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Long term	Permanent	Providing some development in the countryside will support social connections in rural communities, although development opportunities will be very limited.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	Children will need to travel to access education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	The policy would not deliver developments of a sufficient scale to deliver additional facilities or services in the Countryside. Therefore it is likely that future occupiers would need to travel by car to access day-to-day services which could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+/-	Long term	Permanent	Policy supports reuse of existing buildings and replacement dwellings, thereby protecting undeveloped greenfield sites in the countryside. However, the policy also supports the development of affordable housing on rural exception sites. Brownfield sites

SA Objective	Effect	Timescale	Permanence	
				adjacent to villages are limited so this could result in the loss of greenfield land with potential for loss of biodiversity value.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+/-	Long term	Permanent	Policy supports reuse of existing buildings and replacement dwellings, thereby protecting undeveloped greenfield sites in the countryside. However, the policy also supports the development of affordable housing on rural exception sites. Brownfield sites adjacent to villages are limited so this could result in the loss of greenfield land with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Long term	Permanent	Policy supports reuse of existing buildings and replacement dwellings, thereby protecting undeveloped greenfield sites in the countryside. However, the policy also supports the development of affordable housing on rural exception sites which could impact on countryside landscape.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the provision of rural workers dwellings which could help support the rural economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To maintain and where possible improve air quality	-	Long term	Permanent	The policy would not deliver developments of a sufficient scale to deliver additional facilities or services in the Countryside. Therefore it is likely that future occupiers would need to travel by car to access day-to-day services.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Requirements in Biodiversity and Geodiversity policy will help mitigate impacts on biodiversity occurring as the result of greenfield land development on the edge of larger villages.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the uncertain impact on landscape.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact on material assets and the potential impact on air quality.</p> <p>Unlikely to be able to mitigate the negative impact on access to Transport, Travel and Access.</p>			

SCLP5.4 Housing in Clusters in the Countryside

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	Providing some development in the countryside will support social

SA Objective	Effect	Timescale	Permanence	
				connections in rural communities, although these development opportunities will be very limited.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	The option could provide some limited housing in rural areas, although the scale of development is unlikely to deliver affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Long term	Permanent	Providing some development clusters will support social connections in rural communities, although development opportunities will be very limited.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	Children will need to travel to access education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	The policy would not deliver developments of a sufficient scale to deliver additional facilities or services in the Countryside. Therefore it is likely that future occupiers would need to travel by car to access day-to-day services which could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Brownfield sites within clusters are limited so this could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	Brownfield sites within clusters are limited so this could result in the loss of greenfield land with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires proposals to demonstrate that they would not result in harmful visual intrusion into the surrounding landscape. Policy also highlights the need to protect especially sensitive areas such as conservation areas.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires proposals to demonstrate that they would not result in harmful visual intrusion into the surrounding landscape. Policy also highlights the need to protect especially sensitive landscapes such as the AONB.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	Lack of services in countryside areas means that residents will need to travel further afield to access essential services and facilities. These journeys are likely to be made by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	<p>Requirements in Biodiversity and Geodiversity policy will help mitigate impacts on biodiversity occurring as the result of greenfield land development on the edge of larger villages.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the uncertain impact on landscape.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact on material assets and the potential impact on air quality.</p> <p>Unlikely to be able to mitigate the negative impact on access to Transport Travel and Access.</p>			

SCLP5.5 Conversions of Buildings in the Countryside for Housing

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	Providing some development in the countryside will support social connections in rural communities, although opportunities are likely to be limited.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	The option could provide some limited housing in rural areas, although the scale of development is unlikely to deliver affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Long term	Permanent	Providing some development in the countryside will support social connections in rural communities, although development opportunities will be very limited.
Education				

SA Objective	Effect	Timescale	Permanence	
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	Children will need to travel to access education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	The policy would not to deliver developments of a sufficient scale to deliver additional facilities or services in the Countryside. Therefore it is likely that future occupiers would need to travel by car to access day-to-day services which could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	Policy supports the reuse of existing buildings, thereby protecting undeveloped greenfield sites in the countryside.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Long term	Permanent	Policy supports reuse of existing buildings, thereby protecting undeveloped greenfield sites in the countryside which may have biodiversity value. HRA screening identified amendment to remove likely significant effects.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and	+	Long term	Permanent	The policy supports the bringing back into use of buildings that have become redundant. The policy

SA Objective	Effect	Timescale	Permanence	
assets of historical and archaeological importance				requires proposals to maintain or enhance the form and character of the building.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires proposals for conversion to demonstrate that the building provides a positive contribution to the landscape and that the design of the conversion scheme does not have a harmful effect on the character of the surrounding landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	Lack of services in countryside areas means that residents will need to travel further afield to access essential services and facilities. These journeys are likely to be made by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact on material assets and the potential impact on air quality.</p> <p>Unlikely to be able to mitigate the negative impact on access to Transport Travel and Access.</p>			

SCLP5.6 Rural Workers Dwellings

SA Objective	Effect	Timescale	Permanence	
Population				

SA Objective	Effect	Timescale	Permanence	
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Supports rural housing where there is a specific employment need and prioritises conversion to social housing if required.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	Children will need to travel to access education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	Could result in the loss of greenfield land which may have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	The policy requires proposals to demonstrate that the dwelling has been designed to minimise impact on the surrounding countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Supports the rural economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	Lack of services in countryside areas means that residents will need to travel further afield to access essential services and facilities. These journeys are likely to be made by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, and agricultural land will help mitigate the impact on material assets.</p> <p>Requirements in the Biodiversity and Geodiversity policy will help mitigate the uncertain negative impact against Biodiversity.</p> <p>Unlikely to be able to mitigate the negative impact on access to Transport</p>			

SA Objective	Effect	Timescale	Permanence	
	Travel and Access.			

SCLP5.7 Infill and Garden Development

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Policy provides opportunities to deliver new residential development within the more built up areas of the district, but the scale of delivery will be very small and unlikely to yield much affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	Permanent	This option gives clarity and guidance on residential amenity, and allows development of urban sites where appropriate which can deliver housing close to existing services and facilities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Long term	Permanent	Policy allows development of urban sites where appropriate which can deliver housing close to existing services and facilities reducing the need to travel.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires development to be sympathetic to the existing development and the wider area in terms of its character and appearance.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	This policy allows development of urban sites where appropriate which can deliver housing close to existing services and facilities which can help support the viability of businesses.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	Permanent	Policy allows development of urban sites where appropriate which can deliver housing close to existing services and facilities reducing the need to travel.

SA Objective	Effect	Timescale	Permanence	
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.8 Housing Mix

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy supports the provision of specialist housing such as sheltered and extra care housing which will help address the needs of older people living in unsuitable housing in remote rural locations. The policy requires 50% of housing on developments of 10 or more units to be built to Part M4(2) of the Building Regulations, providing a stock of accessible and adaptable housing.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	This policy sets out a requirement to deliver a mix of housing of an appropriate size and type to meet local need including a proportion of accessible and adaptable homes. The policy also supports the provision of specialist housing such as sheltered and extra care housing. The policy requires 50% of housing on developments of 10 or more units to be built to Part M4(2) of the Building Regulations, providing a stock of accessible and adaptable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	This policy set out a requirement to deliver a mix of housing of an appropriate size and type to meet local need. The policy requires 50% of housing on developments of 10 or more units to be built to Part M4(2) of the Building Regulations,

SA Objective	Effect	Timescale	Permanence	
				providing a stock of accessible and adaptable housing.
4. To improve the quality of where people live and work	+	Long term	Permanent	This policy set out a requirement to deliver a mix of housing of an appropriate size and type to meet local need. The policy requires 50% of housing on developments of 10 or more units to be built to Part M4(2) of the Building Regulations, providing a stock of accessible and adaptable housing.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.9 Self Build and Custom Build

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements	++	Long term	Permanent	This policy sets out a requirement for plots for self or custom build

SA Objective	Effect	Timescale	Permanence	
of the whole community				properties on sites of 100 or more units. This will help meet the needs of those on the self-build register.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	Permanent	This policy sets out a requirement for plots for self or custom build properties on sites of 100 or more units. This will help meet the needs of those on the self-build register. This provides opportunities for people to design and build homes to individual requirements.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Schemes of more than 5 self or custom build units should be developed in accordance with design principles agreed with the LPA. This should deliver higher quality design which will conserve/enhance the townscape and/or landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.10 Affordable Housing on Residential Developments

SA Objective	Effect	Timescale	Permanence	
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SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The provision of affordable housing will contribute to mixed and balanced communities.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	This policy will deliver affordable housing of different tenures in response to housing need identified in the SHMA and will increase the affordability of housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	Permanent	The increased provision of affordable housing provides greater choice for those in housing need.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.11 Affordable Housing on Exception Sites

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The provision of affordable housing will contribute to mixed and balanced communities and help meet local housing need.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	This policy will deliver affordable housing of different tenures in response to housing need identified in the SHMA and will increase the affordability of housing. Exception sites provide opportunities to deliver affordable housing in areas where wider housing delivery can be limited; such schemes can sometimes be the only way to meet local housing need.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	Permanent	The increased provision of affordable housing provides greater choice for those in housing need. Exception sites provide opportunities to deliver affordable housing in areas where wider housing delivery can be limited; such schemes can sometimes be the only way to meet local housing need.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	-?	Long term	Permanent	There is limited previously

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources				developed land available adjacent to existing settlements therefore this policy is likely to result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires schemes to demonstrate that the design and layout retains the character and setting of the settlement and does not lead to coalescence.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The Environmental Quality policy, which highlights the need for developments to address impacts on soils, and agricultural land will help mitigate the impact on material assets.			

SCLP5.12 Houses in Multiple Occupation

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy supports the provision of Houses in Multiple Occupation (HMOs) within settlement boundaries. The provision of alternative housing options such as HMOs increases variety in the housing stock and contributes to the availability of low cost housing.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	The policy supports the provision of Houses in Multiple Occupation (HMOs) within settlement boundaries. The provision of alternative housing options such as HMOs increases variety in the housing stock and contributes to the availability of low cost housing. However, conversions within the existing stock can impact on the availability of larger family homes.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
people live and work				
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	+	Long term	Permanent	The policy requires schemes to demonstrate that there is no impact on the character of the surrounding area.

SA Objective	Effect	Timescale	Permanence	
landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	Permanent	The policy encourages the provision of HMOs in areas well served by public transport and well connected to main employment and service centres.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.13 Residential Annexes

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	Supporting the delivery of annexes provides opportunities to encourage multi-generational living.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Supporting the delivery of annexes provides opportunities to encourage multi-generational living and reduce pressure on specialist housing provision. As the policy requires annexes to remain ancillary to the main dwelling they are unlikely to contribute directly to the housing stock, however they may free up under occupied dwellings within the existing stock.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Supporting the delivery of annexes provides opportunities to encourage multi-generational living and reduce pressure on specialist housing provision.
4. To improve the quality of where people live and work	+	Long term	Permanent	Supporting the delivery of annexes provides opportunities to encourage multi-generational living.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires schemes to demonstrate that there is no impact on landscape or visual amenity.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.14 Extensions to Residential Curtilages

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	The policy sets out clear criteria to meet in order for an extension to a residential curtilage to be allowed. This includes the retention of hedgerows and native species.
Cultural Heritage				
14. To conserve and where appropriate	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy sets out clear criteria to meet in order for an extension to a residential curtilage to be allowed. This includes ensuring no harmful impact on landscape or character and the retention of hedgerows and native species.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.15 Residential Moorings, Jetties and Slipways

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements	?	Long term	Permanent	The policy recognises that houseboats contribute to the overall

SA Objective	Effect	Timescale	Permanence	
of the whole community				housing stock in the District. The policy sets out criteria against which proposals for new residential moorings will be assessed. It is unclear how much development of this type would come forward under this policy.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Long term	Permanent	The policy restricts approvals for new residential moorings to those schemes that can demonstrate no adverse impact on the integrity of SPAs, this will help protect the

SA Objective	Effect	Timescale	Permanence	
				biodiversity of the estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Long term	Permanent	The policy restricts approvals for new residential moorings to those schemes that can demonstrate no adverse impact on the integrity of SPAs, this will help protect the biodiversity of the estuaries.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy restricts approvals for new residential moorings to those schemes that can demonstrate no harm to visual amenity of the estuary, this will help maintain the character of the landscape
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.16 Residential Caravans and Mobile Homes

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Policy supports the delivery of new residential caravans and mobile homes for permanent occupation and the supporting text acknowledges the contribution these make to the overall housing mix in the district. However, this type of housing is unlikely to deliver significant number of new homes therefore the effect is limited.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	The policy requires the provision of amenity space on site as part of any development which could limit the risk of increased recreational pressure on environmentally sensitive areas.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires developments to be designed in such a way as to avoid harmful impacts on the landscape or character of existing settlement.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
needs of current and future generations				
Potential Mitigation Measures	None identified.			

SCLP5.17 Gypsies, Travellers and Travelling Showpeople

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy sets out criteria for the delivery of accommodation for a minority group which will help create mixed and balanced communities.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	The policy sets out criteria for the delivery of accommodation for a minority group in the community to meet demand identified in the Gypsy and Traveller Accommodation Needs Assessment.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Policy requires sites to be located in accessible locations which will provide access to health care provision for gypsies and travellers and encourage walking and cycling.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Provision of authorised sites will reduce unauthorised encampments.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	The policy requires sites to be within easy travelling distance of schools. Permanent sites will provide the opportunity for stable schooling for children.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires sites to have mains water and adequate sewage provision.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
mineral resources				
9. To promote the sustainable management of waste	+	Long term	Permanent	The policy requires sites to have adequate waste disposal provision, including storage of waste prior to disposal.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy will not allow permission of new sites within flood zone 2 or 3.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Tourism

SCLP6.1 Tourism

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock and exacerbate problems of affordability. However it will also support the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	-	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock and exacerbate problems of affordability.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-?	Short term	Permanent	The policy encourages increased tourist activity in the areas close to the coast and estuaries which could increase recreational pressure in these areas. The policy does require applicants to undertake habitat assessments as part of any application.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	The policy encourages increased tourist activity in the environmentally sensitive area such as the heritage coast and AONB. The policy does require applicants to undertake biodiversity and habitat assessments as part of any application.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Short term	Permanent	The policy encourages increased tourist activity in the environmentally sensitive area such as the heritage coast and AONB.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy will increase visitors to the towns of Felixstowe, Aldeburgh, Woodbridge, Framlingham, Saxmundham, Leiston and supports the role they play in the tourism economy of the district.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The impact of increased tourist activity on housing in the District is difficult to mitigate, although other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent.</p> <p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP6.2 Tourism Destinations

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock and exacerbate problems of affordability. However it will also support the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements	-?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase

SA Objective	Effect	Timescale	Permanence	
of the whole community				holiday lets and second homes which would put pressure on the existing housing stock.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock and exacerbate problems of affordability.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Short term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast and

SA Objective	Effect	Timescale	Permanence	
				estuaries. The policy does require applicants to undertake habitat assessments as part of any application which should set out mitigation measures.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Short term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas. The policy does require applicants to undertake habitat assessments as part of any application which should set out mitigation measures.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy requires proposals to enhance the special character of the area with particular regard to heritage assets.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	The policy requires proposals to enhance the special character of the area and requires to submission of a Landscape and Visual Impact Assessment in areas of landscape sensitivity.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+/-	Long term	permanent	The policy does not require proposals to be well related to existing settlements and therefore developments could draw visitor spend away from existing town and retail centres. However, increasing the broad appeal of tourist destinations could equally increase visitor numbers which could have a positive impact on the wider town centre and retail economy.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The impact of increased tourist activity on housing in the District is difficult to mitigate, although other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent.</p> <p>In addition to the requirement for HRA screening within the policy, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the uncertain impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP6.3 Tourism Development within the AONB and Heritage Coast

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock. However the policy limits the scale of proposals so the impact is likely to be limited.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Medium term	Permanent	The policy encourages the re-use of existing buildings.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	The policy encourages the provision of renewables as part of any scheme.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Short term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast. The policy does require proposals to demonstrate that they avoid, prevent or mitigate for adverse impacts on the natural environment.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Short term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast. The policy does require proposals to demonstrate that they avoid, prevent or mitigate for adverse impacts on the natural environment
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	The policy requires proposals to enhance the long term sustainability of the area and the conservation and enhancement of the AONB and its setting.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the uncertain impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP6.4 Tourism Outside of the AONB

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes

SA Objective	Effect	Timescale	Permanence	
				which would put pressure on the existing housing stock and exacerbate problems of affordability. However it will also support the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	-	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	The policy encourages the provision of renewables as part of any scheme.
11. To reduce vulnerability to climatic events and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast. The policy does require proposals to demonstrate that impacts on the natural environment are minimal or avoid. HRA screening identifies appropriate assessment needed.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy requires proposals to be well related to existing settlements and increased visitors could help support the viability of retail business in those existing settlements.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy requires proposals to be well related to existing settlements.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The impact of increased tourist activity on housing in the District is difficult to mitigate, although other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent.</p> <p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP6.5 New Tourist Accommodation

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Medium term	Permanent	Increased holiday lets and second homes put pressure on the existing housing stock and exacerbate problems of affordability. However, the policy will also support the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	-	Medium term	Permanent	Increased holiday lets and second homes put pressure on the existing housing stock and exacerbate problems of affordability.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources				
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Medium term	Permanent	The policy requires flood adaptation and mitigation measures where required.
12. To safeguard the integrity of the coast and estuaries	+	Medium term	Permanent	The policy requires proposals to demonstrate no adverse impact on the Heritage Coast or estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast. The policy requires proposals to demonstrate no adverse impact on the AONB, Heritage Coast or Estuaries.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy requires proposals to demonstrate no adverse impact on the AONB, Heritage Coast or Estuaries. The policy also supports schemes that form part of a wider landscape creation masterplan with wider landscape or ecological gain.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy requires proposals including permanent buildings to be located within settlement boundaries and increased visitors could help support the viability of retail business in those existing settlements.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy requires the provision of cycle storage as part of any scheme.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The impact of increased tourist activity on housing in the District is difficult to mitigate, although other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent.</p> <p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP6.6 Existing tourist accommodation

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	Existing tourist accommodation supports the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the	-	Medium	Permanent	Restricting the conversion of tourist

SA Objective	Effect	Timescale	Permanence	
housing requirements of the whole community		term		accommodation to permanent residential properties means such units do not contribute to the housing stock of the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy supports the tourism economy in the district.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent the impact of this policy on the delivery of new housing.			

Transport

SCLP7.1 Sustainable Transport

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	Provides opportunities for travel for those who do not have a vehicle.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	The promotion of walking and cycling will encourage healthier lifestyles.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	Policy includes measures which will reduce reliance on car journeys and could improve air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	This policy will contribute towards the reduction of vehicle emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	Requiring travel plans for all new large scale employment uses should make it easier for people to access those employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	Encouraging people without cars to access services in town centres could increase footfall and any associated reduction in traffic will improve town centre environments.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Routes for walking and cycling can be more direct and quicker than using a vehicle.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	No specific mitigation identified. This policy has been subject to a separate Appropriate Assessment. The			

SA Objective	Effect	Timescale	Permanence	
	resulting mitigation suggestions have been incorporated into the plan.			

SCLP7.2 Parking Proposals and Standards

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Medium term	Permanent	The policy requires Sustainable Drainage Systems, permeable surfacing materials and the means of protecting water quality in drainage schemes.
Air				
7. To maintain and where possible improve air quality	+?	Medium term	Permanent	The policy sets out the approach to vehicle parking; however it also encourages sustainable modes of transport, including support for park and ride. Any associated reduction in car use will have a positive effect on air quality. The policy also supports the provision of infrastructure associated with low emissions vehicles.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	The policy set out the approach to vehicle parking and encourages sustainable modes of transport, including support for park and ride. Any associated reduction in car use will have a positive effect on air quality and emissions levels. The policy also supports the provision of infrastructure associated with low emissions vehicles.
11. To reduce vulnerability to climatic events and flooding	+	Medium term	Permanent	The policy requires SuDS and permeable surfacing materials.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	+	Medium	Permanent	The policy set out the approach to

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.		term		vehicle parking and encourages sustainable modes of transport, including support for park and ride. The policy also supports the provision of infrastructure associated with low emissions vehicles.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Community Facilities and Assets

SCLP8.1 Community Facilities and Assets

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Short term	Permanent	The policy supports the provision of new community facilities and resists the loss of any existing facilities. The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	The policy supports the provision of new community facilities and resists the loss of any existing facilities. The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation thereby having a positive impact on mental health.
4. To improve the quality of where people live and work	++	Short term	Permanent	The policy supports the provision of new community facilities and resists the loss of any existing facilities. The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	+	Short term	Permanent	The availability of community facilities in existing settlements across the district reduces the need

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				to travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP8.2 Open Space

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option will protect residential amenity and support residential development however, the provision of open within housing schemes reduces the land available to use for new housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	This policy helps encourage healthy lifestyles by increasing the provision of open space in the District. The policy also resists the loss of existing open space.
4. To improve the quality of where people live and work	+	Short term	Permanent	This policy seeks to increase the provision of open space in the District, and also resists the loss of existing open space.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Medium term	Permanent	This policy protects biodiversity that can contribute towards the wider green infrastructure network. Retention and provision of larger open spaces with recreational value can reduce the potential impact of visitors on designated sites of biodiversity importance.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The requirements of the policy will protect local amenity and the setting of buildings within townscapes. The provision of open space delivers schemes of good design to enhance both landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	No specific mitigation identified. This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

SCLP8.3 Allotments

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	This policy helps encourage healthy lifestyles by increasing participation in outdoor activities and access to fresh food.
4. To improve the quality of where people live and work	+	Short term	Permanent	This policy supports the provision of new allotments, well related to existing settlements. These can provide important social and recreational opportunities.
Education				
5. To improve levels of education and skills in	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
the population overall				
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Short term	Permanent	Although small in scale the policy seeks to increase available land for food production and safeguard existing allotment sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Short term	Permanent	This policy supports the provision of new allotments, and the retention of existing facilities. These could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP8.4 Digital Infrastructure

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Short term	Permanent	The provision of suitable digital infrastructure can increase opportunities for home working and reduces the need to travel to access services. This can help those unable to run a car to access services, particularly in rural areas where public transport is limited.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Short term	Permanent	The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	-?	Short term	Permanent	Improved digital infrastructure could improve access to services on-line (particularly on-line shopping) which could reduce footfall in retail centres. This is a national trend and unlikely to be easily mitigated through Local Plan policies.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Short term	Permanent	The provision of suitable digital infrastructure can increase opportunities for home working and reduces the need to travel to access services.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Short term	Permanent	The policy supports the provision of improved digital infrastructure across the district.
Potential Mitigation Measures	None identified.			

Climate Change

SCLP9.1 Low Carbon and Renewable Energy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	This option supports the delivery of renewable energy developments which will help reduce emissions.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Temporary	Most renewable energy development is likely to take place on greenfield sites. National planning policy encourages the use of brownfield and low grade agricultural sites for solar farms. Many of the technologies are temporary in nature and the site can be restored when it is no longer required. The policy requires decommissioning once the technology is no longer operational.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	This option supports the delivery of renewable energy developments which will help reduce emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	National planning policy requires consideration of biodiversity improvements around solar arrays. There may be some potential for negative impacts on biodiversity from some renewable energy developments over their life time.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent	The scale of many larger renewable schemes is likely to have some landscape impacts. The policy requires schemes to demonstrate no significant adverse impacts.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Renewable energy projects may provide jobs and employment for local businesses.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements of the Landscape Character policy will help mitigate the uncertain effect in relation to Landscape impacts.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, and agricultural land will help mitigate the impact on material assets.</p>			

SCLP9.2 Sustainable Construction

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Medium term	Permanent	This policy will improve the efficiency for construction and operation of new development; reduce water consumption; and encourage use of recycled materials which will conserve resources. The policy

SA Objective	Effect	Timescale	Permanence	
				requires all new developments to achieve the optional technical standard in terms of water efficiency of 110 litres/person/day.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	This policy would reduce building emissions. The policy requires all new development of 10+ dwellings to achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emissions Rate.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This policy will improve the efficiency for construction and operation of new development; reduce water consumption; and encourage use of recycled materials which will conserve resources.
9. To promote the sustainable management of waste	+	Medium term	Permanent	This policy will improve the efficiency for construction and operation of new development; reduce water consumption; and encourage use of recycled materials which will conserve resources.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	This policy will improve the efficiency for construction and operation of new development which will preserve energy and resources and reduce emissions. The policy requires all new development of 10+ dwellings to achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emissions Rate. The policy also requires all non-residential developments of 10,000sqm or more to achieve BREEAM 'very good'.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and estuaries				
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.3 Coastal Change Management Area

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No overall effect. This would restrict building new homes in areas at risk of coastal erosion, but the effect is considered to be minimal on meeting housing needs for the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	This policy would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life.
4. To improve the quality of where people live and work	+	Short term	Permanent	This policy would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to	++	Short term	Permanent	This policy will limit the amount of development that will be at risk of

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				coastal change in the future.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	This policy will limit the amount of development that will be at risk of coastal change in the future. It will also support delivery of the Shoreline Management Plan and its objectives.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	This policy would protect sensitive coastlines from development which will maintain their coastal character.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	None identified.			

SCLP9.4 Coastal Change Rollback or Relocation

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium Term	Permanent	This policy will assist affected members of the public in developing new homes and allowing them to remain within the District.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium Term	Permanent	This policy will assist affected members of the public in developing new homes and allowing them to remain within the District.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium Term	Permanent	This policy could potentially lead to a loss of greenfield land as affected development has the option of moving into the countryside.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
emissions of greenhouse gases from energy consumption				
11. To reduce vulnerability to climatic events and flooding	+	Medium Term	Permanent	This policy will assist affected members of the public in developing new homes away from areas of risk and to remain within the District.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	Coastal communities will be given clear guidelines as to what development can occur to mitigate the effects of coastal erosion under this policy, giving them more clarity over how to adapt to coastal change.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium Term	Permanent	There is a risk under this policy that habitats could be lost as affected development moves into the open countryside.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium Term	Permanent	This option could potentially lead to landscape impacts as affected development has the option of moving into the countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium Term	Permanent	This option would ensure that services are replaced close to the communities where they will be lost, meaning the economic and employment loss should be minimal.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	+?	Medium	Permanent	This policy could help ensure that

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.		Term		rural coastal areas continue to have access to services which may be under threat from coastal change.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land will help mitigate the impact of loss of greenfield land as will the requirements of the Biodiversity and Geodiversity policy.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the impact on landscape.</p>			

SCLP9.5 Flood Risk

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Medium Term	Permanent	This policy prevents new residential development taking place in areas at high risk of flooding which could reduce the land available for new houses, but it protects the long term sustainability of the new housing stock in the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium Term	Permanent	This policy prevents new residential development taking place in areas at risk of flooding which could generate a risk to life.
4. To improve the quality of where people live and work	+	Medium Term	Permanent	This policy prevents new residential development taking place in areas at risk of flooding which could generate a risk to life.
Education				

SA Objective	Effect	Timescale	Permanence	
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Medium Term	Permanent	This policy prevents new residential development taking place in areas at risk of flooding which helps protect existing water quality.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	++	Medium Term	Permanent	This policy prevents new development taking place in areas at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Medium Term	Permanent	This policy prevents new development taking place in areas at high risk of flooding which could reduce the land available for employment uses, but it protects the long term sustainability of the employment land in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.6 Sustainable Drainage Systems

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
people live and work				
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	++	Medium Term	Permanent	The policy requires the inclusion of sustainable drainage systems into new developments which will help mitigate the risk of increased surface water flooding and maintain water quality.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	++	Medium Term	Permanent	The policy requires the inclusion of sustainable drainage systems into new developments which will help mitigate the risk of increased surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				

SA Objective	Effect	Timescale	Permanence	
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.7 Holistic Water Management

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	++	Medium Term	Permanent	The policy provides clarity as to the requirements for water and wastewater infrastructure in large new developments. This will help maintain water quality.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy encourages the provision of infrastructure that leads to a reduction in the amount of water released into the sewer systems and allows for natural filtration into groundwater tables.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Natural Environment

SCLP10.1 Biodiversity and Geodiversity

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	long term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	long term	Permanent	This policy could help protect areas of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Policy directly seeks to protect areas of biodiversity and geodiversity value, setting out clear criteria that development proposals will be expected to adhere to.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy protects biodiversity which acts to also protect landscape character.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation	No specific mitigation identified.			

SA Objective	Effect	Timescale	Permanence	
Measures	This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

SCLP10.2 Visitor Management of European Sites

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Short term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	Many of the European sites within the district are Estuary areas. The policy seeks to protect the special features of these areas.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Policy directly seeks to protect areas of biodiversity and geodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy protects European sites which acts to also protect the landscapes within which those sites are located.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Short term	Permanent	Restricting access to the estuaries could have a negative impact on the potential tourist economy in these areas, but conversely will protect the features that are often the reason these areas are popular with visitors.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
digital infrastructure available meets the needs of current and future generations				
Potential Mitigation Measures	No specific mitigation identified. This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.			

SCLP10.3 Environmental Quality

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to air quality, a significant contributor to poor health.
4. To improve the quality of where people live and work	++	Medium term	Permanent	Achieving and maintaining a high quality environment is inextricably linked to quality of life.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	++	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to water quality, and the achievement of Water Framework Directive objectives.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				air quality.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	++	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically requires proposals to consider impacts on soils and agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to air quality. The supporting text references carbon emissions and particulate matter emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP10.4 Landscape Character

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Temporary	The policy requires developments to demonstrate that they protect and enhance the network of green infrastructure across the district. The policy recognises the role these areas play in supporting health, well being and social interaction.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Temporary	The policy requires developments to demonstrate that they protect and enhance the network of green infrastructure across the district. The policy recognises the role these areas play in supporting health, well being and social interaction.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	This policy includes protection for the sensitive estuary and coastal areas of the district.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Many of the most geological and ecological areas are located within the AONB, river tributary farmland and river valleys which would be protected by this policy.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Short term	Permanent	This policy protects the setting of sensitive areas such as the AONB and the rural river valleys. These areas include settlement fringe areas with Conservation Areas.
Landscape				
15. To conserve and enhance the quality and local	++	Short term	Permanent	The policy sets out clear criteria for development proposals to adhere to in order to minimise impact on the

SA Objective	Effect	Timescale	Permanence	
distinctiveness of landscapes and townscapes				landscape character of the District.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Short term	Permanent	This policy will help support the visitor economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP10.5 Settlement Coalescence

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Medium term	Permanent	Restricting development in areas between settlements (which may have good access to services and facilities) could limit the availability of sites for housing. Although the impact on the supply of sites is likely to be limited.
Health and Wellbeing				
3. To improve the health of the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
population overall and reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This policy could protect greenfield sites between settlements.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	This policy will help protect greenfield areas adjacent to settlements that could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	+	Short term	Permanent	This policy could help protect the settings of historical assets located on the edges of settlements.

SA Objective	Effect	Timescale	Permanence	
and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Short term	Permanent	This policy will prevent smaller settlements from being subsumed in larger built up areas, thereby retaining their identity.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The application of the settlement hierarchy and settlement boundary policies (set out elsewhere in the plan) will help direct development to the most sustainable locations and ensure a stock of housing sites, mitigating the uncertain impact on housing supply.			

Built and Historic Environment

SCLP11.1 Design Quality

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The policy supports inclusive design environments, accessibility and dementia friendly design.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	The policy ensures the delivery of good quality housing designed to meet a range of needs. The Policy requires all major development to perform positively against the Building for Life 12 assessments.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	This policy safeguards residential amenity and supports inclusive design environments, accessibility and dementia friendly design.
4. To improve the quality of where people live and work	+	Medium term	Permanent	This policy safeguards residential amenity and Building for Life 12 promotes connectivity with communal spaces and sports facilities. The policy also seeks to secure developments which promote public safety and deter crime and disorder.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Long term	Permanent	The policy encourages sustainable modes of transport. In addition the policy promotes Building for Life 12 which encourages sustainable modes of transport.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	+	Medium term	Permanent	The policy requires adequate provision for storage and collection of recycling.

SA Objective	Effect	Timescale	Permanence	
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires proposals to respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape, townscape and the local vernacular.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	The policy requires proposals to respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape and townscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Medium term	Permanent	Building for Life 12 promotes good connections between housing and facilities and services and encourages sustainable modes of transport.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.2 Residential Amenity

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	++	Medium term	Permanent	The policy protects residential amenity and sets out clear criteria that will be taken into account when considering residential amenity as part of development proposals.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Long term	Permanent	The policy makes it clear that air quality is a consideration in residential amenity.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.3 Historic Environment

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	This policy provides clear guidance against which proposals impacting the historic environment will be assessed.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	This policy will protect heritage assets which will in turn conserve and enhance the quality and distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.4: Listed Buildings

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
Waste				
9. To promote the sustainable	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
management of waste				
Climate Change, Flooding, and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	Permanent	<p>This policy will conserve and enhance Listed Buildings which are an integral part of the historic environment.</p> <p>The policy provides a degree of certainty to owners and developers of Listed Buildings and assists in the maintenance and appropriate reuse of such buildings.</p>
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	This policy will conserve and enhance Listed Buildings which contribute significantly to the distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.5 Conservation Areas

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	The policy provides locally specific protection for the District's historic environment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	The requirements of the policy help to conserve and enhance the distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.6 Non-Designated Heritage Assets

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	The policy helps conserve and enhance non-designated heritage assets which are part of the historic environment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	The policy protects non-designated heritage assets, which contribute to the distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.7 Archaeology

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	The policy provides locally specific protection for archaeological remains found within the District.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy will in some cases help conserve and enhance the distinctiveness of landscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.8 Parks and Gardens of Historic or Landscape Interest

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect. HRA screening identified text amendments to remove likely significant effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	The policy provides locally specific protection to parks and gardens of historic or landscape interest.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	The policy provides locally specific protection to parks and gardens of historic or landscape interest.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.9 Areas to be Protected from Development

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	This policy helps protect greenfield areas within or adjacent to settlements which are often used for informal recreation and social interactions.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	+	Medium	Permanent	This policy helps protect greenfield

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources		term		areas within or adjacent to settlements.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium term	Permanent	This policy helps protect greenfield areas within or adjacent to settlements that could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	This policy could help protect the setting of heritage assets within or on the edges of settlements.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	This policy protects those identified areas that make a positive contribution to the setting or character of settlements.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				

SA Objective	Effect	Timescale	Permanence	
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.10 Newbourne- Former Land Settlement Association Holdings

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Medium term	Permanent	The policy allows for some limited residential development in Newbourne where it can be demonstrated that it would not harm the character of the former Land Settlement Association Holdings area. The level of development is, however, likely to be limited.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and resources				
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	The policy supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely affected. This could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent	The policy supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely affected. This could result in the loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium term	Permanent	The policy seeks to retain in horticultural or agricultural use the original land holdings as set up by the Land Settlement Association. However, the policy supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely

SA Objective	Effect	Timescale	Permanence	
				affected.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent	Newbourne represents a distinctive townscape of historical interest. The policy seeks to retain in horticultural or agricultural use the original land holdings as set up by the Land Settlement Association. However, the policy supports the redevelopment for employment of some backland plots where it can be demonstrated that the character of the former land settlement association holdings is not adversely affected.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium term	Permanent	Policy encourages small scale employment uses on backland plots.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land will help mitigate the impact of loss of greenfield land as will the requirements of the Biodiversity and Geodiversity policy.</p> <p>The Landscape Character policy requires the use of the 2018 Landscape Character Assessment to inform development proposals. Under this policy proposals will not be permitted where they would have a significant adverse impact on sensitive landscape. This approach helps mitigate the impact on landscape character.</p>			

SA Objective	Effect	Timescale	Permanence	

Area Specific Strategies

SCLP12.1 Neighbourhood Plans

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	The policy provides clarity for those groups undertaking neighbourhood plans as to the level of housing growth that they should be planning for.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	permanent	The policy supports the delivery of neighbourhood plans, empowering communities to lead on plan making for their area.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	n/a	n/a	HRA screening identified appropriate assessment needed.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	It will be for Neighbourhood Plan groups to deliver sites to meet the level of growth identified in this policy. The impacts of those policies will be assessed			

SA Objective	Effect	Timescale	Permanence	
				separately through the Neighbourhood Plan process. This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.

SCLP12.2 Strategy for Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the area and maintain the viability of the town centre and district centres. This approach has potential to increase job availability in the area. Regeneration of the town is also promoted as are positive interventions to tackle deprivation.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	The policy identifies the need to deliver dwellings targeted at younger people entering the housing market and at the ageing population.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	The policy highlights a desire to encourage healthy outdoor lifestyles through the protection and enhancement of open spaces and informal recreation green space.
4. To improve the quality of where people live and work	+	Long term	permanent	The policy highlights a desire to enhance quality of life for existing residents and visitors. Regeneration of the town is promoted as are dementia friendly environments and public realm improvements.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	-	Long term	permanent	The site of the North Felixstowe Garden Neighbourhood is greenfield, and contains a small area of high grade agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Long term	permanent	The policy seeks to provide services in the town and district centres which could help promote sustainable transport methods and walking.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Flooding is highlighted as an issue and the policy encourages partnership working to manage and mitigate this.
12. To safeguard the integrity of the coast and estuaries	+	Long term	permanent	Coastal erosion is highlighted as an issue and the policy encourages partnership working to manage and mitigate this.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Long term	permanent	The policy highlights the environmentally sensitive landscapes around Felixstowe and seeks to protect these from development. However the policy includes criteria to ensure that protected habitats are protected.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	permanent	The policy specifically seeks to retain and protect the historic character of the town.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	The policy highlights the environmentally sensitive landscapes around Felixstowe and seeks to protect these from development.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the area and maintain the viability of the town centre and district centres.
17. To maintain and	+	Long term	permanent	The policy seeks to expand and

SA Objective	Effect	Timescale	Permanence	
enhance the vitality and viability of town and retail centres				diversify employment opportunities in the area and maintain the viability of the town centre and district centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the area and maintain the viability of the town centre and district centres this could reduce the need to travel and support sustainable modes of travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land, will help mitigate the negative impact on material assets.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.3 North Felixstowe Garden Neighbourhood

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	The policy requires the provision of employment land which will generate new jobs in the area, which could help reduce poverty. The policy requires the provision of a new community hub which could increase opportunities for social interaction.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy requires the provision of up to 2,000 new dwellings, providing a mix of dwelling types, sizes and tenures, including housing for older, younger and vulnerable people and self build plots.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Medium/long term	Permanent	The policy requires a design and layout that supports a dementia friendly environment and the provision of retirement dwellings comprising care home/ extra care/ sheltered dwellings. The policy also requires the provision of a new Leisure Centre which will encourage healthy lifestyles.
4. To improve the quality of where people live and work	+	Medium/long term	Permanent	The policy requires the provision a community hub comprising a variety of services and facilities.
Education				
5. To improve levels of education and skills in the population overall	++	Medium/long term	Permanent	The policy requires the provision of 630 primary school places and early years provision.
Water				
6. To conserve and enhance water quality and resources	++	Short term	Permanent	The policy requires consideration of the existing water mains and sewers in the design of the Garden neighbourhood and a site specific flood risk assessment. Water recycling upgrades are required.
Air				
7. To maintain and where possible improve air quality	+?	Medium/long term	Temporary	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements. The requirement to deliver a mix of uses as part of the garden neighbourhood could reduce the need for residents to travel to access day-to-day services. The policy also requires further pedestrian and cycle access which

SA Objective	Effect	Timescale	Permanence	
				could further reduce reliance on private car use. This could have positive air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site. There is also a small area of high grade agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the whole district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	++	Short term	Permanent	The policy requires consideration of the existing water mains and sewers in the design of the Garden neighbourhood and a site specific flood risk assessment.
12. To safeguard the integrity of the coast and estuaries	?	Medium/long term	Permanent	The site is in close proximity to the Coast and Estuaries. There is currently a 'hold the line' policy in Felixstowe. Potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium/long term	Permanent	Potential impact from increased recreational pressure on designated European site. The inclusion of accessible natural green space to be provided as part of the development will help to mitigate impacts on biodiversity. The policy also requires the retention and

SA Objective	Effect	Timescale	Permanence	
				enhancement of trees, woodland and hedgerows on the site.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium/long term	Permanent	A Heritage Impact Assessment of the proposal has been undertaken. The assessment recommended that any potential harm to the setting of listed buildings in close proximity to the site is mitigated through the retention of open spaces and important views. The retention of open space has been included in the policy.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium/long term	Permanent	The policy will result in substantial redevelopment of open countryside. However, the policy provides a scale of development that will enable comprehensive development of the area to the north of Felixstowe whilst providing green infrastructure and providing an appropriate transition to the countryside and AONB beyond.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium/long term	Permanent	The policy requires the provision of new employment land and other employment generating uses on the site which will generate new jobs in the area, and support the local economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	+/?	Medium/	Permanent	The transport modelling shows that the development is likely to result in

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel and transport and ensure good access to services.		long term		<p>increased pressure on the A14 as well as localised impacts. However, directing a large amount of new housing development to Felixstowe, where there is a good range of services and facilities provides opportunities for sustainable travel. The policy also requires the provision of a community hub comprising a variety of services and facilities.</p> <p>The policy requires new vehicular, pedestrian and cycle access points. It is likely that the development would result in localised transport impacts as identified through transport modelling.</p> <p>The policy requires any necessary off-site transport improvements to be provided to the satisfaction of Suffolk County Council and Highways England.</p>
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The loss of greenfield land is hard to mitigate in a district with limited brownfield land available, however requirements within the Landscape Character policy, Biodiversity and Geodiversity policy, and the Environmental Quality policy (in addition to the specific requirements already set out in this policy) will help mitigate the impact of the development.</p> <p>The requirements of the Environmental Quality policy will also help mitigate the impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction</p>			

SA Objective	Effect	Timescale	Permanence	
	<p>policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Long term	permanent	Site is in Felixstowe East - a relatively deprived ward. The allocation provides regeneration opportunities
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures. The policy specifically requires the provision of affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	permanent	Grove Medical Centre surgery approx. 0.8 miles, The Felixstowe Community Hospital approx. 1 mile approx.
4. To improve the quality of where people live and work	++	Long term	permanent	Site is in Felixstowe East - a relatively deprived ward. The allocation provides regeneration opportunities
Education				
5. To improve levels of education and skills in the population overall	++	n/a	n/a	The site lies within walking distance (300m) of Kingsfleet Primary School.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				

SA Objective	Effect	Timescale	Permanence	
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Loss of Greenfield land. Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Flood Zone 1. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS..
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient

SA Objective	Effect	Timescale	Permanence	
				size to deliver SANGS.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Archaeological assessment required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Approx. 2.6 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Some distance from public transport..
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments</p>			

SA Objective	Effect	Timescale	Permanence
	to address impacts on air quality will help mitigate the impacts on air quality. The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels. The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.		

SCLP12.5 Land at Brackenbury Sports Centre

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy requires a level of development that would be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures. The policy specifically requires the provision of affordable housing, housing for older people and smaller starter home units.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The policy would result in the loss of a leisure facility but only once the new leisure provision at Felixstowe Garden Neighbourhood has come forward. The site offers a GP surgery and leisure facilities within 1 mile. The policy requires the provision of a dementia friendly environment.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site offers a good quality suburban environment. The policy requires the retention or enhancement of green spaces and play areas.
Education				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within 1 mile of the site and the policy requires the provision of a new early years setting if needed.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole of the district, increased residential development is likely to result in an increase in waste production.
Climate Change, Flooding, the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	The site is within Felixstowe, where a 'Hold the Line' policy is in place.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No designated heritage assets. The site is not immediately adjoining or within a conservation area.
Landscape				
15. To conserve and	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Good access to Felixstowe town centre including by public transport, walking and cycling. The policy requires the retention of walking and cycling connections through the site.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Broad range of services and facilities within 1 mile of the site. The policy requires the retention of walking and cycling connections through the site.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address air quality, will help mitigate the uncertain impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.6 Land at sea Road, Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Long term	permanent	Site is in Felixstowe south - a relatively deprived ward. The allocation provides regeneration opportunities
Housing				
2. To meet the housing requirements	++	Long term	permanent	Would increase housing stock and provide a range of housing

SA Objective	Effect	Timescale	Permanence	
of the whole community				types and tenures. The policy specifically requires the provision of affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	permanent	Dr F Rowe and Partners/Haven Health approx. 0.8-1 miles and Felixstowe Community Hospital approx. 1.1 miles away.
4. To improve the quality of where people live and work	++	Long term	permanent	Site is in Felixstowe East - a relatively deprived ward. The allocation provides regeneration opportunities
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Walkable to primary and secondary.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and mitigation measures required and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Reuse of previously developed land.
9. To promote the sustainable	-	Long term	Permanent	Common across the district, increased development is likely to

SA Objective	Effect	Timescale	Permanence	
management of waste				result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	The policy requires a site-specific flood risk assessment and mitigation measures required and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS..
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires the retention of the Sea Road frontage for uses in keeping with commercial/ tourism activities with form an important element of the Seafront townscape in this area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	Site allocated for mixed use development.
17. To maintain and enhance the vitality	?	Long term	permanent	Site allocated for mixed use development which could detract

SA Objective	Effect	Timescale	Permanence	
and viability of town and retail centres				town centre uses.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Approx. 0.2 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Good access to public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP 12.7 Port of Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires improvements to the foul sewerage network capacity and improvement where necessary.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. Air quality could be affected by an increase in industrial uses at the site.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Allocation predominantly on agricultural land. Extension to the allocation would encroach into AONB, this is however addressed through the policy which seeks to limit any impacts.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast	-?	Medium/	Permanent	The site has potential impact on Estuary SPAs, Part of the allocation

SA Objective	Effect	Timescale	Permanence	
and estuaries		long term		sits within AONB. Policy requires the undertaking of an HRA screening. Development which would result in adverse effects that cannot be adequately mitigated will not be permitted
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium/ long term	Permanent	The site has potential impact on Estuary SPAs, Part of the allocation sits within AONB. Policy requires the undertaking of an HRA screening. Development which would result in adverse effects that cannot be adequately mitigated will not be permitted
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	permanent	Part of the allocation sits within AONB. Development which would result in adverse effects that cannot be adequately mitigated will not be permitted
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	Although not within the Town Centre, the scale of the allocation means that activities at the site have a benefit well beyond the immediate area. The policy acknowledges the link between the Port and a number of ancillary uses in the town and encourage these where they do not detract from the overall function of Felixstowe Town Centre.
Transport, Travel and Access				
18. To encourage	++	Long term	permanent	Approx. 0.2 miles to the Strategic

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Good access to public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The policy requires project level HRA screening.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.8 Land at bridge Road, Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of	+	Long term	permanent	Allocating additional land for

SA Objective	Effect	Timescale	Permanence	
education and skills in the population overall				employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Policy requires evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs,
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium/long term	Permanent	The site has potential impact on Estuary SPAs,
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	+	Long term	permanent	Policy requires landscaping of

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				boundaries to enhance the appearance of the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The site is immediately adjacent to Felixstowe town centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Biodiversity and Geodiversity policy will help mitigate the uncertain negative effect against biodiversity.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.9 Land at Carr Road/ Langer Road, Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	permanent	Allocating additional land for employment uses can increase

SA Objective	Effect	Timescale	Permanence	
				access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce	+	Long term	permanent	Policy requires a site specific flood

SA Objective	Effect	Timescale	Permanence	
vulnerability to climatic events and flooding				risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires landscaping of boundaries to enhance the appearance of the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Biodiversity and Geodiversity policy will help mitigate the uncertain negative effect against biodiversity.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.10 Land at Haven Exchange, Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy

SA Objective	Effect	Timescale	Permanence	
				resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Policy requires a site specific flood risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires landscaping of boundaries to enhance the appearance of the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward

SA Objective	Effect	Timescale	Permanence	
				investment.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	permanent	Site relates well, and is well connected to, Felixstowe Town Centre.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Biodiversity and Geodiversity policy will help mitigate the uncertain negative effect against biodiversity.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.11 Felixstowe Ferry and Golf Course

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	The policy states that proposals for new access points to the river or houseboats that accord with the Deben Estuary Plan will only be supported where they do not have a detrimental effect on the SPA.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	+	Medium term	Permanent	The policy seeks to retain the unique traditional character of the area

SA Objective	Effect	Timescale	Permanence	
importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy seeks to retain the unique traditional character of the area
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.12 Felixstowe Ferry Golf Club to Cobbolds Point

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
health of the population overall and reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	+	Medium term	Permanent	Beach huts provide an important component of Felixstowe's seaside townscape. Beach huts also support human activity in and around the beach

SA Objective	Effect	Timescale	Permanence	
importance				area without the need for commercial activity seen in other parts of the resort.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	Beach huts provide an important component of Felixstowe's seaside townscape. Beach huts also support human activity in and around the beach area without the need for commercial activity seen in other parts of the resort.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.13 Cobbolds Point to Spa Pavilion

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
of the whole community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Short term	permanent	The policy acknowledges the valuable contribution that the Spa Gardens make to the area. They provide formal gardens and a meeting place, encouraging community participation.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and geodiversity				
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy acknowledges the valuable contribution that the Spa Gardens make to the area. The Spa Gardens represent an important component of Felixstowe's cultural and tourist offer to residents and visitors alike.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The Spa Gardens represent an important component of the quality and local distinctiveness of Felixstowe.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium term	Permanent	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.14 Spa Pavilion to Manor Park

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and estuaries				
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy seeks to encourage tourist related commercial activity which complements the resorts Victorian and Edwardian legacy.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy seeks to encourage tourist related commercial activity which complements the resorts Victorian and Edwardian legacy. Appropriate uses should also contribute to the vibrancy of the area by providing an active frontage.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium term	Permanent	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. The policy recognises the importance of linkage between the waterfront and town centre areas.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
future generations				
Potential Mitigation Measures	None identified.			

SCLP12.15 Manor Park to Languard

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	long term	Permanent	The policy seeks to balance the differing management requirements of a scheduled monument, a wildlife reserve and a Site of Special Scientific Interest.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy seeks to balance the differing management requirements of a scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, Languard Fort is of historical importance to the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy seeks to balance the differing management requirements of a scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, the shingle spit and Languard Fort are important to the quality and local distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium term	Permanent	The policy recognises the opportunities presented through future development at Felixstowe Port and seeks to engage proactively in this process.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.16 Felixstowe Leisure Centre

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	+?	Long term	Permanent	Site is located in Felixstowe South ward, identified in the Indices of Deprivation as being a relatively deprived ward. Redevelopment here provides an opportunity to address this through increased employment opportunities.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	Permanent	The policy includes a requirement to deliver some residential development on upper floors. This is likely to be limited in quantity so will not provide a significant mix of types or tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	The policy would result in the loss of a leisure facility but only once the new leisure provision at Felixstowe Garden Neighbourhood has come forward.
4. To improve the quality of where people live and work	++	Long term	Permanent	The site offers a central seafront situation close to the amenities the resort town has to offer.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made

Sustainability Objective	Effect	Timescale	Permanence	Comments
				available.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole of the district, likely to result in an increase in waste production.
Climate Change, Flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The entirety of the site is in flood zone 3a. The policy requires a site-specific flood risk assessment and residential is limited to the upper floors.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	'Hold the Line' policy in place.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	The site is within 13km of SPA. Although the scope for residential on this site is limited.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires a design and layout which complements the location and character of the Conservation Area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Redevelopment of this site presents an opportunity to deliver development which enhances the prominent sea front location. The policy requires a design and layout which complements the location and character of the Conservation Area.
Economy				
16. To achieve sustainable levels of	++	Long term	Permanent	The site offers opportunities for economic enhancements

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				supporting the wider seafront depending particularly with regard to the night time economy which the policy promotes.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site offers opportunities to support the enhancement of Felixstowe town centre particularly with regard to the night time economy. The policy includes criteria to ensure that development here does not adversely impact the town centre.
Transport Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Seafront site close to a range of services, walking, cycling and public transport options. The policy seeks to retain the current level of parking on site.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	?	Long term	Permanent	Opportunity for digital infrastructure dependent on how the site is taken forward.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address air quality, will help mitigate the uncertain impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.17 Tourism Accommodation in Felixstowe

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The policy supports the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	-	Medium term	Permanent	The policy encourages the delivery of new tourism accommodation. This could have a detrimental effect on the availability of land for housing.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Medium term	Permanent	The policy requires the inclusion of flood mitigation measures in schemes.
12. To safeguard the integrity of the coast and estuaries	-	Medium term	Permanent	The policy encourages an increase in visitors to the coast which could put pressure on environmentally sensitive locations along the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	The policy encourages an increase in visitors to the coast which could put pressure on environmentally sensitive locations along the coast and estuaries. HRA screening identifies appropriate assessment is

SA Objective	Effect	Timescale	Permanence	
				needed.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	The policy supports the tourism economy in Felixstowe.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The policy supports the tourism economy in Felixstowe and seeks to increase visitors to the town.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy supports the tourism economy in Felixstowe and seeks to increase visitors to the town. Felixstowe has a good range of existing services and facilities which could be accessed on foot or by bike, reducing reliance on the car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.18 Strategy for Communities Surrounding Ipswich

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	The policy supports proposals for additional employment land which are well related to existing strategically important employment areas. This has potential to increase job opportunities in the area.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	New residential development is expected to come forward on three allocations within the area- Brightwell Lakes, Humber Doucy Lane and the Police Headquarters. This will be complemented by infill or small scale redevelopments. The scale of residential development anticipated is likely to deliver affordable housing and a mix types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Long term	permanent	The policy supports the provision of additional community facilities where the need is demonstrated.
Education				
5. To improve levels of education and skills in the population overall	+?	Long term	permanent	The policy supports the provision of additional education facilities where the need is demonstrated.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports proposals for additional employment land which are well related to existing strategically important employment areas. Furthermore the policy seeks to support a diverse range of employment opportunities in the area.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy also highlights the need to maintain the area's strong relationship to Ipswich and to help sustain the services and facilities there.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	+	Long term	permanent	The policy supports the provision of additional public transport where the need is demonstrated. The policy also highlights the area's strong relationship to Ipswich. This

SA Objective	Effect	Timescale	Permanence	
good access to services.				proximity provides opportunities for increased use of sustainable modes of transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.19 Brightwell Lakes

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units including a new community centre including library.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver 2000 homes in accordance with the masterplan approved in April 2018. This quantum of development will deliver affordable housing and a mixture of dwelling types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, this includes a new health centre or the provision of improved health facilities, play, trim trail facilities and recreational sports space, walking, cycling and recreational routes.
4. To improve the quality of where people live and work	+	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, including community policing provision.
Education				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, this includes a new all-through school to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				meet identified pre-school, primary and secondary needs.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires improvements to the water supply network and upgrades to the waste water treatment network.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements. The policy does, however require improved public transport provision.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of this scale will result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	?	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in waste production. The policy does however require on-site recycling facilities.
Climate change, flooding, and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires provision of strategic drainage to manage surface water drainage within the site.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	The site is in close proximity to a protected European estuary site, but the policy includes a requirement to provide a SANG on site and a wardening and monitoring contribution to mitigate that impact.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	The site is in close proximity to a protected European estuary site, but the policy includes a requirement to provide a SANG on site and a wardening and monitoring contribution to mitigate that impact.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	Indicator unlikely to be affected.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	Indicator unlikely to be affected.	n/a
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Indicator unlikely to be affected.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, which will reduce the need to travel to access day-to-day services. The policy also requires improved public transport provision.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	Permanent	The policy requires the provision of High Speed Broadband.

SCLP12.20 Land at Felixstowe Road

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	++	Medium term	Permanent	The policy will deliver a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment, skills and jobs.
Housing				
2. To meet the housing requirements of the	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	Not applicable	Not applicable	Indicator unlikely to be affected.
4. To improve the quality of where people live and work	++	Medium term	Permanent	The site presents potential for a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment and working / business environments.
Education				
5. To improve levels of education and skills in the population overall	+?	Medium term	Permanent	The site presents potential for a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment, skills and training opportunities.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	A site specific flood risk assessment is required along with c
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	The development is likely to impact traffic movements in the vicinity of Seven Hill A12 / A14 junction. The Policy requires access arrangements that demonstrate no severe impact on the A12 and the A14 and the local road network. This will help maintain traffic flow and therefore minimise air quality impacts.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of the site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate change, flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	?	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development. The policy requires development on the site to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				achieve high standards in sustainable construction.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding, but site specific flood risk assessment is required as the site is over 1ha. Evidence is also required to demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	Orwell Estuary Special Protection Area is approximately 2km away although the policy does not identify the site for residential and therefore is unlikely to generate any increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designated heritage assets in close proximity. The policy requires a proportionate archaeological assessment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The site forms part of the setting of the AONB. The policy requires an exceptional design to reflect this which should include a lighting strategy, significant landscaping and buffers. This should be informed by a Landscape and Visual Impact Assessment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Site intended to create a significant amount of employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Indicator unlikely to be affected. The site is identified for employment within B use classes (offices, light and general industry and distribution / storage).
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Medium term	Permanent	The site is served by regular buses to Ipswich and Felixstowe town centres and the nearby established employment areas at Ransomes 2

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				miles away. Transport modelling shows that the proposal is likely to increase delay and congestion on the local road network, therefore the policy requires access arrangements that demonstrate no severe impact on the A12 and the A14 and the local road network. The policy also requires appropriate provision for walking and cycling.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>In a district with limited previously developed land, it is hard to mitigate entirely for the loss off greenfield and/or agricultural land. However, the Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land, will help mitigate the impact as will the requirements of the Biodiversity and Geodiversity policy.</p> <p>The Environmental Quality Policy also requires consideration of air quality impacts.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.21 Ransomes, Nacton Heath

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+?	Long term	Permanent	Policy requires a site specific flood risk assessment, a site wide surface water management strategy and evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Allocation predominantly on agricultural land. Extension to the allocation would encroach into AONB, this is however addressed through the policy which seeks to limit any impacts.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	Policy requires a site specific flood risk assessment, a site wide surface water management strategy and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs.

SA Objective	Effect	Timescale	Permanence	
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs. Allocation predominantly on agricultural land. Extension to the allocation would encroach into AONB this is however addressed through the policy which seeks to limit any impacts.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	No specific effect identified. The policy requires an Archaeological Assessment..
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Allocation predominantly on agricultural land. Extension to the allocation would encroach into AONB, this is however addressed through the policy which seeks to limit any impacts.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	Permanent	Poor public transport accessibility. Policy requires transport mitigation measures.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Biodiversity and Geodiversity policy will help mitigate the uncertain negative effect against biodiversity.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.22 Recreation and Open Space in Rushmere

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Short term	Permanent	Policy protects existing sports pitches, encourages outdoor recreation and sports and therefore could have positive impacts on improving the health of residents
4. To improve the quality of where people live and work	+	Short term	Permanent	Policy protects access to recreation and sports facilities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Short term	Permanent	The policy limits the loss of green, undeveloped land.

SA Objective	Effect	Timescale	Permanence	
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium term	Permanent	In protecting the existing sports and recreation facilities at the site, the policy also limits the loss of green, undeveloped land which in turn could have a positive impact on biodiversity.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy protects an important open green space between Ipswich and Rushmere.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.23 Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	The policy protects land required for the provision of a country park to mitigate the impact of the housing development at the Ipswich Garden Suburb.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Medium term	Permanent	The policy protects land required for the provision of a country park to mitigate the impact of the housing development at the Ipswich Garden Suburb on protected European sites in the area which includes Estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Medium term	Permanent	The policy protects land required for the provision of a country park to mitigate the impact of the housing development at the Ipswich Garden Suburb on protected European sites.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The policy protects land required for the provision of a country park to mitigate the impact of the housing development at the Ipswich Garden Suburb.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.24 Land off Humber Doucy Lane

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver around 150 dwellings. Development of this quantum would deliver affordable housing and a mixture of dwelling types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site has excellent access to health and leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site provides an opportunity to deliver a good quality living environment in an attractive suburban situation close to public transport and amenities.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	There is an existing primary school within walkable distance (1 mile) and the policy requires the provision of an early years setting within the site if needed.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development will result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole district, increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the whole district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires an archaeological assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The site is in a sensitive location on the edge of the urban areas. The policy recognises this and requires the site to contribute to a 'green rim' around Ipswich and the provision of open space and significant landscaping to provide a soft edge to the urban areas.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and a range of amenities within walking distance of the site. The policy promotes the use of sustainable transport modes.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality, soils and agricultural land, will help mitigate the effects against air and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12:25: Suffolk Police HQ, Portal Avenue, Martlesham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy requires the delivery of communal workspace to support social interaction and cohesion.
2. To meet the housing requirements of the whole community	++	Short term	Permanent	The policy is expected to deliver around 300 dwellings. Development of this quantum would deliver affordable housing and a mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site has excellent access to health facilities. The site currently provides sports facilities and the policy requires the reprovision of sports facilities with opportunities for community use.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site provides an opportunity to deliver a good quality living environment in an attractive suburban situation close to public transport and amenities. The policy requires open space, sports facilities and allotments.
5. To improve levels of education and skills in	++	Long term	Permanent	There is an existing primary school within walkable distance (1 mile) and

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				the policy requires the provision of an early years setting within the site if needed.
6. To conserve and enhance water quality and resources	+	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the district increased development is likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Short term	Permanent	The policy provides an opportunity for the redevelopment of a predominantly brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific flood risk assessment.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	The policy requires the retention of the mature woodland areas on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Not applicable	Not applicable	The policy requires an archaeological assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The site is located close to the AONB on the edge of the built up area. The policy requires the retention of the mature woodland areas on the site and a scheme recognises and responds positively to that location respecting the important gaps between the surrounding settlements.
16. To achieve sustainable levels of	+?	Long term	Permanent	The policy requires the delivery of communal workspace to support

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				social interaction and cohesion. This is likely to be relatively small in scale.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Short term	Permanent	The site is located with good access to public transport, particularly links into Ipswich Town centre and the good range of services there. The policy requires significantly enhanced permeability through the site with links to the cycle and pedestrian network.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality, will help mitigate the impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.26 Strategy for Aldeburgh

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	permanent	New residential development is targeted at meeting local needs and the policy identifies the need to deliver dwellings targeted at the ageing population. However, the support for the town as a tourist destination offering a range of accommodation could impact the delivery of housing for permanent occupation.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	permanent	The policy seeks to retain and protect the historic character of the town, while the sensitive environment around the town is not negatively impacted.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Long term	permanent	The policy seeks to provide services in the town centre for the local population, which could help promote sustainable transport methods and walking, but those accessing the town from the wider rural area are still likely to travel by car. Increases in tourism (day trips or longer term stays) are likely to result in increased vehicle movements which could impact negatively on air quality. Although the policy only seeks to maintain the towns role as a tourist destination and not increase it.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	?	Long term	permanent	The policy seeks to provide services in the town centre for the local population, which could help promote sustainable transport methods and walking, but those accessing the town from the wider rural area are still likely to travel by car. Increases in tourism (day trips

SA Objective	Effect	Timescale	Permanence	
				or longer term stays) are likely to result in increased vehicle movements which could impact negatively on air quality. Although the policy only seeks to maintain the town's role as a tourist destination and not increase it.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	The policy highlights the need to minimise the risk of flooding in the town.
12. To safeguard the integrity of the coast and estuaries	++	Long term	permanent	The policy highlights the need to maintain coastal defences protecting the town.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	permanent	The policy highlights that the town has a number of environmental constraints, and seeks to deliver economic and social benefits without impacting negatively on the environmental designations. However, on a site by site basis there is likely to be some level of impact on the environmental designations that may need to be mitigated. The loss of trees in the Garret Era Area is strongly resisted, providing biodiversity benefits.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	permanent	The policy specifically seeks to retain and protect the historic character of the town.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	permanent	The policy protects the sensitive landscape around the town, and emphasises the positive townscape and landscape contribution the Garret Era Area makes to the area. The loss of trees in the area is resisted through the policy.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The important role that the town plays in the tourist economy is recognised in the policy and supported.
17. To maintain and	+	Long term	permanent	The important role that the town

SA Objective	Effect	Timescale	Permanence	
enhance the vitality and viability of town and retail centres				plays in the tourist economy is recognised in the policy and supported. The policy also recognises that the town acts as a hub for facilities and services for the surrounding rural communities.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	This option will ensure good access to retail and other services for the local population. Although, those accessing the town from the wider rural area are likely to travel by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.			

SCLP12.27 Land to the Rear of Rose Hill, Saxmundham Road, Aldeburgh

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures. The policy requires the provision of a care home as part of the development.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	permanent	1.1 miles to nearest GP surgery (good access). 1.3 miles to Aldeburgh town centre (encourages commuting by walking or cycling). The policy requires the provision of a care home as part of the development.
4. To improve the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
quality of where people live and work				
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Primary school within 1.6 miles.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Loss of Greenfield land. Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Although not in flood zone 2 or higher, policy requires a Flood Risk Assessment to be submitted with any application this would identify and mitigate any risk.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	-	Medium/ long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires careful consideration of scale and massing to ensure development does not appear out of character with surrounding development when viewed from the estuary.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/ long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires a bat survey to be undertaken and, if necessary bat friendly measures to be incorporated in the design of new buildings.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	Archaeological assessment required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires a comprehensive landscaping scheme informed by a Landscape Visual Impact Assessment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	+	Long term	permanent	1.3 miles to Aldeburgh town centre (encourages commuting by walking or cycling).

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the uncertain impacts on air quality and the negative impact on material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.28 Strategy for Saxmundham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the town and enhance the viability of the town centre. This approach has potential to increase job availability in the area.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	The overall strategy highlights the creation of a garden neighbourhood to the south of the town with significant opportunities to deliver a range of new housing with associated infrastructure.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	permanent	The provision of improved pedestrian and cycling links may encourage more sustainable modes of transport which could have health benefits. Depending on the level of growth there may be requirements for additional infrastructure which could include health facilities.

SA Objective	Effect	Timescale	Permanence	
4. To improve the quality of where people live and work	+	Long term	permanent	The policy highlights the creation of a garden neighbourhood built around the principles of an inclusive community. The policy specifically seeks to improve the quality of life through enhancements to green infrastructure.
Education				
5. To improve levels of education and skills in the population overall	?	Long term	permanent	Depending on the level of growth there may be requirements for additional infrastructure which could include education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	permanent	The site to the south of saxmundham is greenfield and will result in the loss of high grade agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Long term	permanent	The policy seeks to provide services in the town centre for the local population, which could help promote sustainable transport methods and walking.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Long term	permanent	The site to the south of saxmundham is greenfield and will result in the loss of agricultural land and the biodiversity and geodiversity associated with that. However the policy requires the provision of green infrastructure networks which have the potential

SA Objective	Effect	Timescale	Permanence	
				to deliver biodiversity gain in the area.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	permanent	The policy specifically seeks to retain and protect the historic character of the town.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	permanent	The expansion of the town to the south will have an effect on the landscape in that area. The requirement for green infrastructure networks could mitigate that impact.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the town and enhance the viability of the town centre.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy seeks to expand and diversify employment opportunities in the town and enhance the viability of the town centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The provision of improved pedestrian and cycling links may encourage more sustainable modes of transport. The policy highlights the benefits of the railway that serves the town and the easy access to the A12.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land will help mitigate the negative impact on material assets.</p> <p>The requirements of the Landscape Character policy (in addition to the specific requirements in the Garden Neighbourhood policy) will help mitigate the effect against the landscape objective.</p>			

SCLP12.29 South Saxmundham Garden Neighbourhood

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	The policy requires the provision of employment land which will generate new jobs in the area, which could help reduce poverty. The policy also requires the provision of appropriate community safety and cohesion facilities.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy requires the provision of approximately 800 new dwellings, providing a mix of dwelling types, sizes and tenures, including housing for older, younger and vulnerable people and self build plots.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Medium/long term	Permanent	The policy requires a design and layout that supports a dementia friendly environment and the provision of housing for older people. The policy highlight the potential need to provide off site health provision secured through developer contributions.
4. To improve the quality of where people live and work	+	Medium/long term	Permanent	The policy requires the provision a community hub comprising a variety of services and facilities. The policy also requires the provision of appropriate community safety and cohesion facilities.
Education				
5. To improve levels of education and skills in the population overall	++	Medium/long term	Permanent	The policy requires the provision of a primary school with an early years setting.
Water				
6. To conserve and enhance water quality and resources	++	Short term	Permanent	The policy requires a site specific flood risk assessment, sustainable drainage systems to reduce the risk of flooding and sewer flooding and evidence that there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible	+?	Medium/long term	Temporary	As is common across the whole district increased development is likely to result in an increase in

SA Objective	Effect	Timescale	Permanence	
improve air quality				emissions through increases in associated traffic movements. The requirement to deliver a mix of uses as part of the garden neighbourhood could reduce the need for residents to travel to access day-to-day services. The policy also requires further pedestrian and cycle access which could further reduce reliance on private car use. This could have positive air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The allocation will result in the loss of greenfield agricultural land across the site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the whole district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	++	Short term	Permanent	The policy requires a site specific flood risk assessment, sustainable drainage systems to reduce the risk of flooding and sewer flooding and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	?	Medium/long term	Permanent	The garden neighbourhood has potential to impact on Estuary SPAs, from increased recreational pressure. However, the policy requires the provision of significant SANGS in order to mitigate this.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium/long term	Permanent	Potential impact from increased recreational pressure on designated European site. The inclusion of

SA Objective	Effect	Timescale	Permanence	
				accessible natural green space to be provided as part of the development will help to mitigate impacts on biodiversity. The policy also requires the retention and enhancement of trees, woodland and hedgerows on the site.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium/long term	Permanent	The Policy requires the provision of accessible natural green space and the retention and enhancement of trees, woodland and hedgerows on the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium/long term	Permanent	The policy requires the provision of new employment land and other employment generating uses on the site which will generate new jobs in the area, and support the local economy.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/long term	Permanent	The site lies just to the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. The policy requires new vehicular, pedestrian and cycle access points with links to town centre and railway station. It is likely that the development would result in localised impacts on the transport network, as identified through transport modelling.
Digital Infrastructure				
19. To ensure that the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
digital infrastructure available meets the needs of current and future generations				
Potential Mitigation Measures	<p>The loss of greenfield agricultural land is hard to mitigate in a district with limited brownfield land available, however requirements within the Landscape Character policy, Biodiversity and Geodiversity policy, and the Environmental Quality policy (in addition to the specific requirements already set out in this policy) will help mitigate the impact of the development.</p> <p>The requirements of the Environmental Quality policy will also help mitigate the impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.30 Land north-east of Street Farm, Saxmundham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	permanent	0.3 miles to nearest GP surgery (good access). 0.3 miles to Saxmundham town centre (encourages cycling to work). 0.6 and 0.8 miles respectively to relevant primary and high schools (encourages walking/cycling to school, route likely to be considered safe).
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				

SA Objective	Effect	Timescale	Permanence	
5. To improve levels of education and skills in the population overall	+	Long term	permanent	0.8 miles respectively to relevant primary and high schools. Policy requires a contribution towards new early years setting.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence to demonstrate that there is adequate Water Recycling Capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use. Transport assessment is required.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Loss of Greenfield, agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and	+	Long term	permanent	Although not in flood zone 2 or higher, policy requires a Flood Risk Assessment to be submitted

SA Objective	Effect	Timescale	Permanence	
flooding				with any application this would identify and mitigate any risk.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires careful consideration of scale and massing to ensure development does not appear out of character with surrounding development when viewed from the estuary.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires a bat survey to be undertaken and, if necessary bat friendly measures to be incorporated in the design of new buildings. Policy requires an ecological assessment.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	Archaeological assessment required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires a strong planted boundary to the east of the site where it abuts the open countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				

SA Objective	Effect	Timescale	Permanence	
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	1.3 miles to Aldeburgh town centre (encourages commuting by walking or cycling). Transport assessment is required.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality, will help mitigate the uncertain impacts on air quality and the negative impact on material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.31 Strategy for Woodbridge

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	New residential development is expected to come forward on allocations at Melton Hill and Woodbridge Town Football Club. Additional residential development is expected within the settlement boundary in the form of small scale infill development. The scale of residential development should deliver affordable housing and mix of other tenures and dwelling types.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	0	n/a	n/a	No specific effect identified, however the policy does support the provision of new open space and recreation facilities in the town

SA Objective	Effect	Timescale	Permanence	
inequalities				which could have health benefits.
4. To improve the quality of where people live and work	+	Long term	permanent	The policy seeks to retain and protect the historic character of the town, and, in particular promote measures to manage traffic and visitors to the town.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+?	Long term	permanent	The policy seeks to provide retail, employment and visitor services in the town centre for the local population, which could help promote sustainable transport methods and walking, but those accessing the town from the wider rural area are still likely to travel by car. The policy addresses this through the promotion of traffic management measures. The supporting text to the policy acknowledges the existence of an AQMA in the town and the policy includes a desire to improve air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	permanent	The policy encourages the reuse of previously developed land within the settlement boundary.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+/?	Long term	permanent	The policy seeks to provide retail, employment and visitor services in the town centre for the local population, which could help promote sustainable transport methods and walking, but those accessing the town from the wider rural area are still likely to travel by car. The policy addresses this through the promotion of traffic management measures.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Long term	permanent	The policy highlights that the town has a number of environmental constraints, and seeks to deliver economic and social benefits without impacting negatively on the environmental designations. However, on a site by site basis there is likely to be some level of impact on the Deben Estuary that may need to be mitigated.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	permanent	The policy highlights that the town has a number of environmental constraints, and seeks to deliver economic and social benefits without impacting negatively on the environmental designations. However, on a site by site basis there is likely to be some level of impact on the Deben Estuary that may need to be mitigated.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	permanent	The policy specifically seeks to retain and protect the historic character of the town.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	permanent	The policy protects the sensitive landscape around the town, and the historic environment and riverside character within the town which the policy seeks to enhance.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The important role that the town plays as a shopping destination is clearly set out in the policy. Retaining and enhancing this provision provides jobs and support to the local economy.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	permanent	The important role that the town plays as a shopping destination is clearly set out in the policy.

SA Objective	Effect	Timescale	Permanence	
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy seeks to ensure good access to retail and other services for the local population.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.			

SCLP12.32 Former Council Offices, Melton Hill

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is anticipated to deliver around 100 dwellings. This quantum of housing will deliver affordable housing and a mix of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site is located close to the town centre with good, walkable access to health and leisure facilities.
4. To improve the quality of where people live and work	+	Not applicable	Not applicable	The site is located close to the town centre with good, walkable access to a range of services and facilities. The policy encourages the provision of small scale community use on the site.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	The site is located within walking distance of primary and secondary schools.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A site specific flood risk assessment is required along with evidence to demonstrate that there

Sustainability Objective	Effect	Timescale	Permanence	Comments
				is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in emissions through increases in associated traffic movements. The site is in close proximity to a designated AQMA, but the location of the site would allow access to day-to-day facilities to be undertaken on foot or by bike. The policy also requires measures to promote non-car modes of transport.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	Permanent	A site specific flood risk assessment is required along with evidence to demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential to impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European sites. The site lies within 1km of the Deben Estuary SPA and Ramsar Site. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The policy requires development of the site to respond positively to the nearby heritage assets.
15. To conserve and	+?	Long	Permanent	The policy requires development of

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		the site to respond positively to the nearby heritage assets and the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town. The policy does support small scale A3 use on the site, but only where it can be demonstrated that this will not impact on the town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is well located to access services without the use of a car-Woodbridge is the nearest Town Centre and employment area. Woodbridge Train Station is 0.5miles away. Bus stops lie just outside the site. The Policy supports measures to promote non-car modes of travel.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.33 Land at Woodbridge Town Football Club

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is anticipated to deliver around 120 dwellings. This quantum of housing will deliver affordable housing and a mix of dwelling types, including housing to meet the needs of the elderly population.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	The site is located with good access to health facilities. Redevelopment of the site would result in the loss of sports facility, however the policy requires replacement facilities within a location which is accessible to the community by non-car modes of transport.
4. To improve the quality of where people live and work	+	Not applicable	Not applicable	The site is located with good access to a range of services and facilities.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A site specific flood risk assessment is required.
7. To maintain and where possible improve air quality	-?	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in emissions through increases in associated traffic movements. The policy does however, require a robust package of sustainable transport measures.
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic	+	Long term	Permanent	Site not considered to be at risk of flooding, but policy requires a Site

Sustainability Objective	Effect	Timescale	Permanence	Comments
events and flooding				Specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	-	Medium/ long term	Permanent	The site has potential to impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS. The policy also requires a project level HRA.
13. To conserve and enhance biodiversity and geodiversity	-	Medium/ long term	Permanent	The site has potential to impact on protected sites, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS. The policy also requires a project level HRA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Short term	Permanent	Archaeological assessment is required.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	The policy requires development of the site to respond positively to the site's location adjacent the AONB. The policy also requires the retention and strengthening of the existing landscaping and trees on the perimeter of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town. The policy requires a robust package of sustainable transport measures to strengthen this connectivity.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre which is less than 1mile away. Woodbridge Train Station is 1.4miles away. The nearest bus stop is 600m away. The policy requires a robust package of sustainable transport measures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>In addition to the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.34 Strategy for the Rural Areas

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	The policy seeks to deliver opportunities for employment development in rural areas. This could lead to increased job creation.
Housing				
2. To meet the housing requirements of the whole community	+	Long term	permanent	The policy targets new residential development to meet local needs and the policy identifies the need to deliver dwellings that help sustain rural communities and provide a mix of housing choice.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the	+	Long term	permanent	The policy targets new residential

SA Objective	Effect	Timescale	Permanence	
quality of where people live and work				development to meet local needs and deliver dwellings that help sustain rural communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in emissions through increases in associated traffic movements. Development in rural areas (where there is less access to public transport) is particularly likely to result in increased private car use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	The availability of previously developed land is limited in rural areas, therefore the strategy of directing some (albeit more limited) development to rural areas is likely to result in the loss of greenfield sites and agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	+	Long term	permanent	The policy highlights the need to protect designated habitats and manage increased visitor pressure on European protected sites (many of which are estuary sites).
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	+	Long term	permanent	The policy highlights the need to protect designated habitats and manage increased visitor pressure on European protected sites. The policy also seeks to deliver biodiversity enhancements.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Long term	permanent	The policy seeks the conservation and enhancement of valuable heritage assets.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	permanent	The policy seeks protection and enhancement of the AONB and locally important landscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy seeks to deliver opportunities for employment development in rural areas.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy seeks to deliver improvements to connectivity and accessibility.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	permanent	The policy seeks to deliver continued improvements to high speed broadband and mobile phone coverage.
Potential Mitigation Measures	The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the uncertain impacts on air quality and the negative impact on material assets.			

SCLP12.35 Land at Innocence Farm

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	Employment land to enable output and productivity growth of port related businesses and operations which could have a positive impact on the viability of related businesses and the availability of employment opportunities.
2. To meet the housing requirements of the whole community	0	Not applicable	Not applicable	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	0	Not applicable	Not applicable	Indicator unlikely to be affected.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	Employment land to enable output and productivity growth of port related businesses and operations which could have a positive impact on the viability of related businesses and the availability of employment opportunities.
5. To improve levels of education and skills in the population overall	+?	Medium term	Permanent	Employment land to enable output and productivity growth of port related businesses and operations which could have a positive impact on the viability of related businesses and the availability of employment opportunities. The availability of local employment opportunities can be linked to training opportunities and can encourage skilled workers to stay in the area.
6. To conserve and enhance water quality and resources	+	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	--	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements. The policy requires HGV vehicles to be restricted to dedicated routes to concentrate traffic movements to the A14.
8. To conserve and	-?	Medium	Permanent	Development of site would result in

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance soil and mineral resources		term		the loss of good quality agricultural land (grade 2). The policy requires a Minerals Assessment as part of any proposals.
9. To promote the sustainable management of waste	-	Medium term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Medium term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Medium term	Permanent	Site not considered to be at risk of flooding, but, due to the scale of the site the policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	?	Medium term	Permanent	Between 1km and 13km of the River Orwell Estuary. The policy requires a HRA screening and is clear that if significant adverse impacts cannot be mitigated then development will not be permitted. Employment development anticipated to be related to future port and shipping operations and processes at the port of Felixstowe and Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	Between 1km and 13km of the River Orwell SPA. Plan level HRA screening identified potential for hydrological impacts on SPA, and the policy requires a project level HRA to ensure the hydrological impacts are checked and mitigated for. The policy requires significant landscaping and buffering totally 50ha of land which will be of benefit to biodiversity and geodiversity. The policy requires an ecological assessment and HRA screening.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	The policy requires an Archaeological Assessment.
15. To conserve and enhance the quality and	?	Medium term	Permanent	Potential impacts on landscapes between the AONB /Orwell

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				estuary, the A14, Kirton and Trimley villages. The policy requires significant landscaping and buffering totally 50ha of land. The policy requires a Landscape and Visual Impact Assessment to inform the precise layout of this site. The policy requires proposals to implement design principles regarding scale, massing, materials and lighting to minimise impacts on the surrounding landscape and AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment land to enable output and productivity growth of port related businesses and operations which could have a positive impact on the viability of related businesses and the availability of employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	?	Long term	Permanent	Regular buses run along nearby Old Felixstowe Road to Felixstowe and Ipswich. The policy requires a new dedicated access to the sites from the A14. HGV movements will be restricted to dedicated routes to minimise traffic impacts. The policy also suggests opportunities to connect the site to the Port of Felixstowe by rail should be investigated. Transport modelling showed potential for impact on the A14, Seven Hills and localised impacts but this can be mitigated through reasonable solutions.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land of this scale is expected to include digital infrastructure.
Potential Mitigation Measures	The Environmental Quality policy, which highlights the need for developments to address impacts on soils, of agricultural land and air quality will help mitigate the negative impacts on air quality and			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>The policy requires a HRA screening and is clear that if significant adverse impacts cannot be mitigated then development will not be permitted.</p>

SCLP 12.36 Former Airfield Debach

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment, and where necessary a drainage strategy.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy restricts used that generate large numbers of traffic movements.

SA Objective	Effect	Timescale	Permanence	
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	Policy promotes the redevelopment of existing land and buildings within the curtilage of the site, reducing the need to develop alternative greenfield sites. Land contamination investigation may be required.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	Policy requires a site specific flood risk assessment, and where necessary a drainage strategy.
12. To safeguard the integrity of the coast and estuaries	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	The policy requires measures to assess and manage any heritage assets on the site.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide

SA Objective	Effect	Timescale	Permanence	
throughout the plan area				facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	This is a rural site in the countryside, poorly served by public transport. Policy requires a transport statement or assessment.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.37 Carlton Park, Main Road, Kelsale cum Carlton

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	permanent	Allocating additional land for employment uses can increase access to employment opportunities and therefore reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+?	Long term	Permanent	Policy requires a site specific flood risk assessment, and evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	Brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	Policy requires a site specific flood risk assessment, and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Cultural Heritage				
14. To conserve and	+	Long term	permanent	The policy requires measures to

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance				assess and manage any heritage assets on the site.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	Although not within the Town Centre, the site relates well and is well connected to Saxmundham Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	Permanent	Site relates well, and is well connected to, Saxmundham Town Centre. Policy requires a transport assessment.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.38 Levington Park, Levington

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	The policy seeks to limit development on the site therefore economic benefits are unlikely to be significant however allocating land for employment uses may result in increased job opportunities and improve skill levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	The policy seeks to limit development on the site therefore economic benefits are unlikely to be significant however allocating land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	Brownfield site.

SA Objective	Effect	Timescale	Permanence	
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	Policy requires a site specific flood risk assessment
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	Plan level HRA screening identified potential for hydrological impacts on SPA, and the policy requires a project level HRA to ensure the hydrological impacts are checked and mitigated for.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	Plan level HRA screening identified potential for hydrological impacts on SPA, and the policy requires a project level HRA to ensure the hydrological impacts are checked and mitigated for.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	permanent	No specific effect. The policy requires an Archaeological Assessment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	permanent	The site is adjacent to the AONB. The policy reflects this and seeks to resist any significant intensification of uses on the site.
Economy				
16. To achieve sustainable levels of prosperity and growth	++	Long term	permanent	The policy seeks to limit development on the site therefore economic benefits are unlikely to be

SA Objective	Effect	Timescale	Permanence	
throughout the plan area				significant however allocating land for employment uses may result in increased job opportunities and improve skill levels.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	This is a rural site in the countryside, poorly served by public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Landscape Character Policy requirements will help mitigate any landscape impacts,</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.39 Land at Silverlace Green (former airfield) Parham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment, a drainage strategy, adequate sewage treatment facilities and evidence that there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	Policy promotes the redevelopment of existing land and buildings within the curtilage of the site, reducing the need to develop alternative greenfield sites.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and	+	Long term	permanent	Policy requires a site specific flood risk assessment, a drainage strategy and evidence that there is adequate

SA Objective	Effect	Timescale	Permanence	
flooding				Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	permanent	The policy requires measures to assess and manage any heritage assets on the site.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires the retention of the existing boundary screening. Policy also requires that any new buildings or extensions limit visual impact on landscape character.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Long term	Permanent	This is a rural site in the countryside, poorly served by public transport. The policy requires a transport assessment.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation	The Environmental Quality policy, which highlights the need for developments			

SA Objective	Effect	Timescale	Permanence	
Measures	<p>to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Landscape Character Policy requirements will help mitigate any landscape impacts,</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.40 Former Airfield, Parham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment, a drainage strategy and evidence that there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large

SA Objective	Effect	Timescale	Permanence	
				numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	Policy promotes the redevelopment of existing land and buildings within the curtilage of the site, reducing the need to develop alternative greenfield sites.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Policy requires a site specific flood risk assessment, a drainage strategy, adequate sewage treatment facilities and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	The policy requires measures to assess and manage any heritage assets on the site.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires the retention of the existing boundary screening. Policy also requires that any new buildings or extensions limit visual impact on landscape character.
Economy				
16. To achieve	++	Long term	permanent	Allocating land for employment uses

SA Objective	Effect	Timescale	Permanence	
sustainable levels of prosperity and growth throughout the plan area				may result in increased job opportunities and improve skill levels.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Long term	Permanent	This is a rural site in the countryside, poorly served by public transport. The policy requires a transport assessment.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Landscape Character Policy requirements will help mitigate any landscape impacts,</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.41 Bentwaters Park, Rendlesham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	The site lies within AONB and contains extensive areas of grass. The policy seeks to contain development in accordance with the approved masterplan for the area, thereby preventing the sprawl of commercial uses.
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	+	Medium/ long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/ long term	Permanent	The sites is in close proximity to protected sites. The supporting text highlights that there may be need for a project level HRA to address urbanisation effects such as noise and lighting.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	permanent	The site and specific buildings within the site are of historical importance. The policy relies on the approved masterplan for the area which seeks to balance the commercial uses on the site with the historical significance of the former airfield
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	permanent	The site lies within AONB and contains extensive areas of grass. The policy seeks to contain development in accordance with the approved masterplan for the area, thereby preventing the sprawl of commercial uses.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Long term	Permanent	The site is adjacent to the Rendlesham and therefore has potential to provide local employment opportunities for those living in Rendlesham. However the site is not near any concentration of public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
needs of current and future generations				
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The Landscape Character Policy requirements will help mitigate any landscape impacts</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>A project level HRA will address urbanisation effects such as noise and lighting.</p>			

SCLP12.42 Riverside Industrial Estate, Border Cot Lane, Wickham Market

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
Water				
6. To conserve and enhance water quality	+	Long term	permanent	Policy requires a site specific flood risk assessment, and evidence to

SA Objective	Effect	Timescale	Permanence	
and resources				demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development will produce additional emissions from vehicles associated with this site. The policy resists used that generate large numbers of traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Brownfield site. The policy encourages the redevelopment and refurbishment of existing buildings within the site
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Policy requires a site specific flood risk assessment, and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Medium/long term	Permanent	Site unlikely to impact on protected sites.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	permanent	No specific impacts identified. The policy requires archaeological investigation,
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	permanent	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Long term	Permanent	The site is adjacent to the Wickham Market and therefore has potential to provide local employment opportunities for those living in Wickham Market. However the site is not near any concentration of public transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality will help mitigate the impacts on air quality as will the sustainable transport policy.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.43: Land to the East of Aldeburgh Road, Aldringham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures. The policy

SA Objective	Effect	Timescale	Permanence	
community				specifically requires the provision of affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	permanent	Aldeburgh Community Hospital 3.1 miles + Leiston Surgery 0.9 miles + Leisure facilities within walking distance +
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	++	Long term	permanent	The site lies within walking distance of Primary and secondary school
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment. Policy also requires that surface water disposal is in accordance with the water management hierarchy.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Loss of Greenfield land. Grade 4 agricultural land .
9. To promote the sustainable management of waste	-	Long term	Permanent	Common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an

SA Objective	Effect	Timescale	Permanence	
consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	Flood Zone 1. The policy requires a site-specific flood risk assessment.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS..
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Archaeological assessment required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Policy requires a Landscape Visual Impact Assessment to address impacts on the AONB.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	Leiston town centre is within walking distance at 1 mile.
Transport, Travel and Access				
18. To encourage efficient patterns of	++	Long term	permanent	Leiston town centre is within walking distance at 1 mile.

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.44: Land south of Forge Close between Main Road and Ayden, Benhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 50 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is well located in relation to the existing built up area of the village and reasonably located in relation to Saxmundham Town Centre which offers a wider range of services and facilities.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work		e		
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	There is a primary school within walkable distance (1 mile). The policy requires proposals to make a contribution to early years provision.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment, surface water disposal in accordance with the water management hierarchy and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-?	Long term	Permanent	As is common across the district increased development is likely to result in an increase in emissions through increases in associated traffic movements. The policy requires improved pedestrian and cycle access.
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land. Not in mineral consultation area.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific Flood Risk Assessment, surface water disposal in accordance with the water management hierarchy and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. Within 13km of the Sandlings SPA, Alde-Ore SPA and Ramsar site, and Minsmere-Walberswick SPA and Ramsar site.
14. To conserve and	0	Long	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
where appropriate enhance areas and assets of historical and archaeological importance		term		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Policy requires appropriate landscaping to the south western boundary of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	The site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site has good connectivity with Saxmundham Town centre which is 1.3miles away. There is a bus stop less than 500m away. Saxmundham has the nearest train station, and is 1.3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the uncertain impacts on air quality and the negative impact on material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.45: Land to the South East of Levington Lane, Bucklesham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and	0	Not	Not	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
social exclusion		applicabl e	applicable	
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 30 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site has reasonable access to health facilities. The site is 4 miles from Ipswich Hospital. Ravenswood Surgery is the nearest GP and is 3miles away. More than 1 leisure facility is within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicabl e	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The site is not in an identified flood risk area. Development would be expected to accord with current standards which promote the efficient use of water. The policy also requires proposals to demonstrate there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The site is not in an identified flood risk area. The policy requires proposals to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicabl e	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Stour and Orwell SPA and Ramsar Sites, The Alde-Ore SPA, SAC and Ramsar Sites, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Policy requires the retention of trees and hedgerows along the frontage with Levington Lane where possible and landscaping and boundary treatments appropriate to the rural character of the surrounding area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Levington has modest range of facilities which are walkable from the site. The policy requires the provision of a footpath to improve access. A wider range of services is available in Ipswich Town Centre which is 4 miles away. The nearest bus stop is 350m away. Ipswich is the nearest employment centre and is 4 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for</p>			

	<p>developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>
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SCLP12.46: Land to the south of Station Road, Campsea Ashe

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 12 dwellings. This quantum of development will deliver some limited affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	There is some health provision nearby - Rendlesham Surgery and Wickham Market Medical Centre are both 1.9miles away. Ipswich Hospital is 13miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	?	Long term	Permanent	Primary school within 3 miles (beyond a walkable distance), but the site is in close proximity to Wickham Market train station, making further education facilities more accessible.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. There is a small area of surface water flooding recorded in the northern part of the site and the policy requires surface water disposal to be in accordance with the water management hierarchy. The policy also requires proposals to demonstrate there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	There is a small area of surface water flooding recorded in the northern part of the site and the policy requires surface water disposal to be in accordance with the water management hierarchy. The policy also requires proposals to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Alde-Ore and Deben estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC. Potential impact from increased recreational pressure on the estuary. The policy requires a biodiversity survey to be undertaken and appropriate mitigation provided where required. The policy requires retention of the existing pond.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The site is close to 2 Grade II listed buildings. The policy requires a design and layout that reflects this and the rural character of the area. The policy requires development to be focused in the northern part of the site to limit impacts.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires a design and layout that reflects this and the rural character of the area. The policy requires development to be focused in the northern part of the site to limit impacts. The policy requires the retention of the existing pond, trees and hedgerows

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and an appropriate boundary treatment to the southern border to reflect local landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Wickham Market is the nearest town and employment centre, and is 2.5miles away. The nearest bus stop is less than 300m away. Campsea Ashe train station is less than 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures				
	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.47: Land behind 15 St Peters Close, Charsfield

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 20 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall	+?	Long term	Permanent	There is some health provision nearby, but it is beyond walkable

Sustainability Objective	Effect	Timescale	Permanence	Comments
and reduce health inequalities				distance. The site is located 3 miles from the nearest doctor's surgery. Site located in close proximity to a recreation ground which the policy requires a new pedestrian link to.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile). The policy requires a contribution towards early years provision.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires proposals to demonstrate there is adequate Water Recycling Centre capacity. Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the Sandlings SPA and Deben SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Site is 110m from Grade I Listed Building. The policy requires a design and layout that reflects this.
15. To conserve and	+	Long	Permanent	The policy requires the retention of

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		hedgerows and trees along the boundary of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Charsfield has a modest number of local facilities including a primary school. The site is located close to a bus route. The village is located 3.6 miles from shops and services in Wickham Market
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.48: Land to the South of Darsham Station

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 120 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, the site

Sustainability Objective	Effect	Timescale	Permanence	Comments
				also provides opportunities for self-build plots.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. The nearest hospital is the Ipswich Hospital, which is 25 miles away. The nearest GP is Yoxford Branch Surgery, which is 1.7miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Yoxford Primary School is 0.6miles away. Darsham train station is in close proximity to the site which provides opportunities to access further education and training opportunities further afield. The policy requires improved pedestrian and cycle connectivity with Darsham station and Yoxford village.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and	-	Long	Permanent	Potential impact from increased

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		recreational pressure on designated European site. The site is within 13km of The Minsmere-Walberwick SPA, SAC, and Ramsar Site, The Sandlings SPA, The Alde-Ore SPA, SAC, and Ramsar Site, and the Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Grade I listed building (Cockfield Hall) lies to the west of the site. The policy requires a design and layout that is sympathetic to the setting of the listed building and the Cockfield Hall Historic park and garden. The policy requires an Archaeological Assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	To the west of the site lies a Historic Parkland 'Cockfield Hall Park'. The policy requires a design and layout that is sympathetic to the setting of the listed building and the Cockfield Hall Historic park and garden. The policy requires the provision of a Landscape and Visual Impact Assessment which must inform a scheme of landscape mitigation for the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The nearest train station is Darsham Station, which is less than 300m away. Saxmundham is the nearest town centre and employment centre, 6.5 miles away. The nearest bus stop is less than 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

SCLP12.49: Land north of The Street, Darsham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 25 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. The nearest hospital is the Ipswich Hospital, which is 25 miles away. The nearest GP is Yoxford Branch Surgery, which is 1.7miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Primary school within 3 miles (beyond a walkable distance). Darsham Train Station is 0.8miles away which provides opportunities to access further education and training opportunities further afield.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. Surface water flooding has been recorded in the North East corner of the site and at points on the Southern border. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface water flooding has been recorded in the north east corner of the site and at points on the southern border. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Easton Bavents SPA, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The site is on the site of a Scheduled Monument 'Darsham Old Hall', built in the 15th Century. The policy requires an Archaeological Assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified. Policy requires the retention of trees and hedgerows on the boundary of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Darsham Train Station is 0.8miles away. Saxmundham is 5.5miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.50: Land off Laxfield Road, Dennington

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 50 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types including dwellings designed to meet the needs of the older population.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. Ipswich Hospital is the nearest Hospital, and is 18 miles away. The nearest GP is Framlingham Medical centre, which is 1.9miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (adjacent to the site). The policy includes provision of land for a school drop off area and to enable the future expansion of the school. The policy also requires land to be reserved for a new early years setting or a contribution towards a new early years setting off site.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. Surface water flooding has been recorded along the northern boundary of the site. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Site in agricultural use. Redevelopment of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface water flooding has been recorded along the northern boundary of the site. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	The policy requires an Ecology Survey. Bats have been recorded in the vicinity of the site, and the policy requires a bat survey to be undertaken and if appropriate, the inclusion of bat friendly features within the design of the scheme. Site is outside the zone of influence

Sustainability Objective	Effect	Timescale	Permanence	Comments
				for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Grade II listed buildings lie 82m to the south of the site, and 91m to the north of the site. The site also lies to the north of Dennington Historic Settlement Core and Conservation Area. The policy requires the design and layout of any scheme to sympathetic to setting of these heritage assets. Archaeological investigation is also required.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the retention of the hedgerow along laxfield road and suitable planting to the eastern and northern boundaries to provide a soft edge to the settlement where it abuts the countryside.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest employment centre and town centre is Framlingham, which is less than 2 miles away. The nearest bus stop is less than 300m away. The nearest train station is in Saxmundham, which is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.51: Land to the south of Eyke CoE Primary School and East of The Street, Eyke

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 65 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types including dwellings designed to meet the needs of the older population.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. Ipswich Hospital is 10 miles away. Rendlesham Surgery is the nearest GP, and is 1.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (adjacent to the site). The policy includes provision of land for a new area of car parking/ drop off area for the school and to enable the future expansion of the school. The policy also requires land for a new early years setting if needed.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Some surface water flooding at North & South ends of site. The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is within 1km of the Sandlings SPA and within 13km of the Deben SPA and Ramsar sites. Potential impact from increased recreational pressure on designated European sites.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Listed building to the west of the site and some archaeological finds have been identified on the site. The policy requires the design and layout of any scheme to sympathetic to setting of this heritage asset. An Archaeological Assessment is also required.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Site in within the AONB. The policy requires the design and layout of any proposals to reflect the sites location in the AONB, including through the provision of landscaping and boundary treatment and appropriate lighting. This should be informed through a Landscape and Visual Impact Assessment.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 3miles away. The nearest bus stop is less than 200m away. Melton train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.52: Land to the West of Chapel Road, Grundisburgh

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 70 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types including dwellings designed to meet the needs of the older population.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	There is doctor's surgery in Grundisburgh within walking distance of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	Permanent	A small section of the site to the south is at risk of surface water flooding. The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Deben estuary, which is a Ramsar site, SPA, and SSSI. Potential impact from increased recreational pressure on the estuary. BAP species identified and policy requires an Ecological survey and any necessary mitigation.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The site is opposite Grundisburgh Hall Park a Historic Park and Garden. The policy requires the design and layout of future schemes to be sympathetic to the setting of this heritage asset.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The site is opposite Grundisburgh Hall Park a Historic Park and Garden. The policy requires the design and layout of future schemes to be sympathetic to the setting of this heritage asset
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote	+	Long term	Permanent	Woodbridge is the town and employment centre, and is 4miles away. The nearest bus stop is less

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				than 200m away. Woodbridge train station is the nearest station, and is 4.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.53: Land south of Ambleside, Main Road, Kelsale cum Carlton

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures. The policy specifically requires the provision of affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	0.9 miles to nearest GP surgery (good access). 1.1 miles to Saxmundham town centre (encourages cycling to work). 0.4 and 1.5 miles respectively to relevant primary and high schools (encourages walking/cycling to school, subject to safe route).
4. To improve the quality of where	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
people live and work				
Education				
5. To improve levels of education and skills in the population overall	++	Long term	permanent	The site lies within walking distance of Primary and secondary school. The policy requires a contribution towards new years provision if needed.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available. Policy also requires that surface water disposal is in accordance with the water management hierarchy.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Loss of Greenfield land.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to	+	Long term	permanent	The policy requires a site-specific flood risk assessment and evidence

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				that there is adequate Water Recycling Centre capacity or that capacity can be made available. Policy also requires that surface water disposal is in accordance with the water management hierarchy.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	No specific impact identified. Policy requires an archaeological assessment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	No specific impact identified. Policy requires suitable planting to the southern boundary..
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	1.1 miles to Saxmundham town centre
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Long term	permanent	1.1 miles to Saxmundham town centre
Digital Infrastructure				
19. To ensure that the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
digital infrastructure available meets the needs of current and future generations				
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.54: Land north of the Street, Kettleburgh

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 16 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. The Ipswich Hospital is 13 miles away. Framlingham Medical Practice is the nearest GP, and is 2.5 miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	+	Long term	Permanent	The policy requires the retention and enhancement of the village sign to create a focal point in the village.
5. To improve levels of education and skills in the population overall	?	Long term	Permanent	Primary school within 3 miles (beyond a walkable distance). The policy requires a contribution towards a new early years setting.
6. To conserve and enhance water quality	+	Long term	Permanent	Development would be expected to accord with current standards

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resources				which promote the efficient use of water. The policy requires evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	++	Long term	Permanent	Site not considered to be at risk of flooding. The policy requires evidence demonstrate that there is adequate Water Recycling Centre capacity
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European sites. The site is within 13km of The Deben SPA and Ramsar Site, and The Sandlings SPA. The policy requires a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the design and layout of any scheme to be sympathetic to the site's location in a river valley. The policy also requires the retention existing hedgerows and trees bordering the site.
16. To achieve sustainable levels of	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	?	Long term	Permanent	Framlingham is the nearest town centre and employment centre, which is 3 miles away. A bus stop lies less than 200m away. The nearest train station is in Campsea Ashe, which is 5.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 12 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	One leisure facility located nearby. Doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality	0	Not	Not	Indicators unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of where people live and work		applicabl e	applicable	
5. To improve levels of education and skills in the population overall	+	Not applicabl e	Not applicable	Nearest primary school less than 1 mile away. Policy requires a contribution to local primary school places.
6. To conserve and enhance water quality and resources	+	Not applicabl e	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires evidence of adequate Water Recycling Centre Capacity and that surface water disposal is in accordance with the water management hierarchy.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	Permanent	Surface water flooding has been recorded in the south east corner of the site. The policy requires evidence of adequate Water Recycling Centre Capacity and that surface water disposal is in accordance with the water management hierarchy.
12. To safeguard the integrity of the coast and estuaries	0	Not applicabl e	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the Deben Orwell Estuaries.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Not applicabl e	Not applicable	No historical and/or archaeological designations identified.
15. To conserve and enhance the quality and	0	Not applicabl e	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes		e		
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	?	Long term	Permanent	Site is located outside of the existing Kirton physical limits boundary.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is located opposite a bus stop. Weekly shop and employment within 10 miles. Train station within 5 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

SCLP12.56: Land at School Road, Knodishall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the	++	Long term	Permanent	The policy is expected to deliver approximately 16 dwellings. This

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	There is reasonable access to health facilities Ipswich Hospital is 24 miles away. The Leiston Surgery is 1.5 miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and The Southern North Sea SAC. The policy requires a survey detailing the likely impacts on any ecological receptors which may be present on or around the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified. Policy requires the retention of the hedgerow along school road.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good connectivity with Leiston Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston Town Centre and employment area is 1mile from the site. Saxmundham Train Station is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

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SCLP12.57: Land at Bridge Road, Levington

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 20 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	The site is 6 miles from Ipswich Hospital. The site is 3 miles from Ravenswood Medical Surgery. There is more than one leisure facility within 1mile from the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	?	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A project level HRA is required to ensure hydrological impacts are checked and adequately mitigated for.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	-	Long term	Permanent	Levington is near to the mouth of the Orwell Estuary.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Orwell Estuary SPA and Ramsar Site. The site is within 13km of the Stour Estuary SPA and Ramsar Site, The Hamford Water SPA and Ramsar Site, the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	The policy requires the design and layout of any scheme to respond to sympathetically to the Site's location adjacent to the AONB.. The policy requires the retention of existing hedgerows and trees on the boundary of the sites
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Trimley Railway Station is 4.5miles from the site. A bus stop lies just outside the site. Felixstowe and Ipswich both maintain employment centres and are equidistant from the site. The policy requires the provision of pedestrian connectivity to the footpath on Bridge road.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

SCLP12.58: Land north of Mill Close, Orford

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	permanent	0.4 miles to nearest GP surgery (good access), 11.7 miles to nearest market town/major centre (discourages walking/cycling to work). 0.2 and 12.0 miles respectively to relevant primary and high school (discourages walking/cycling to high school)
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	The site lies within walking distance of Primary school.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment. Policy also requires that surface water disposal is in accordance with the water

SA Objective	Effect	Timescale	Permanence	
				management hierarchy.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of this site is likely to have a negative impact on soil resources as the site has not been previously developed.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	The policy requires a site-specific flood risk assessment. Policy also requires that surface water disposal is in accordance with the water management hierarchy.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	permanent	The policy seeks to protect views through the site to the Castle Policy requires an archaeological assessment.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Policy requires Landscape and Visual Impact Assessment , seeks to protect views through the site to the Castle and requires a high quality design that reflects the setting within the AONB.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	1.1 miles to Saxmundham town centre
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	There are some modest facilities in Orford but the site is 11.7 miles to nearest market town/major centre.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.59 Land adjacent to Swiss Farm, Otley

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 60 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, including housing to meet the need of the older population.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9 miles away. Debenham Group Practice is outside the site. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	No effect.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Some risk of surface water flooding along eastern boundary. The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	No effect.
13. To conserve and	-	Long	Permanent	Potential impact from increased

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance biodiversity and geodiversity		term		recreational pressure on designated European site. The site is within 31km of the Deben Estuary SPA and Ramsar Site, and the Sandlings SPA. The policy requires an ecological survey along with any mitigation measures.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The supporting text of the policy requires proposals to consider the impact on the setting of the grade II listed building opposite the site (The Shrubbery).
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the provision of landscaping to the western border of the site to provide an appropriate edge in relation to the open countryside beyond the site
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	?	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 8miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p>			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.

SCLP12.60 Land adjacent to Farthings Sibton Road, Peasenhall

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 14 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There are limited healthcare facilities. The Ipswich Hospital is 23 miles away. Yoxford Branch Surgery is the nearest GP, and is 2.9 miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	No effect.
5. To improve levels of education and skills in the population overall	?	Long term	Permanent	Primary school within 3 miles (beyond walkable distance).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	+?	Long term	Permanent	The site is also occupied by flood zone 2 in the north east corner of the site. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	No effect.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The parkland setting of Sibton Abbey is located directly north. The Policy requires provision of landscaping to the north eastern borders of the site to provide a 'soft' edge in relation to the rural parkland setting and for the design of any scheme to take full account of the heritage significance of the Knoll and the parkland setting of Sibton Abbey.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The parkland setting of Sibton Abbey is located directly north. The Policy requires provision of landscaping to the north eastern borders of the site to provide a 'soft' edge in relation to the rural parkland setting.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Saxmundham is the nearest town and employment centre, which is 5miles away. The nearest bus stop is 600m away. Saxmundham train station is 5.7miles away.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 150 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, including the provision of housing for older people and the provision of self-build plots.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	There is good access the healthcare and sport and leisure facilities. Wickham Market Medical Centre 0.2 miles away. Nuffield Ipswich Hospital 9.1 miles away. Wickham Market Football Club 0.3 miles away. Wickham Market Skate park 0.3 miles away. Wickham Market Tennis Courts 0.7 miles away. Allotments 1 mile away.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work		e		
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Wickham Market Primary School 0.5 miles away. The policy includes a requirement to provide an area of land within the site for a new early years setting if needed.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of site would result in the loss of part grade 2 and part grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Some surface water flooding to the north east corner of the site. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	No effect.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The site is not within or immediately adjacent to the nearby conservation area or any listed buildings. The policy does require a proportionate Archaeological Assessment.
15. To conserve and enhance the quality and	+	Long term	Permanent	The policy requires the provision of approximately 2.15ha open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				to create a 'soft' and distinctive gateway to Wickham Market and the provision of landscaping and creation of a 'soft' edge to the southern boundary of the development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Bus stop next the site on High Street (opp the cemetery). Wickham Market Railway Station at Campsea Ashe within 5 miles. Town (Woodbridge) within 10 miles. The village of Wickham Market offers a range of services.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.62: Land west of Garden Square Rendlesham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	Aldeburgh Community Hospital 7.5miles Rendlesham Surgery 0.4 miles Leisure facilities within walking distance
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	The site lies within walking distance of Primary school.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of this site is likely to have a negative impact on soil resources as the site has not been previously developed.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste

SA Objective	Effect	Timescale	Permanence	
				production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS..
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS..
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Landscape buffer required by policy.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	There are some facilities in Rendlesham but the site is 6.5 miles to nearest market town/major centre
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.63: Land east of Redwald Road, Rendlesham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	Aldeburgh Community Hospital 7.5miles Rendlesham Surgery 0.4 miles Leisure facilities within walking distance
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	The site lies within walking distance of Primary school.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of this site is likely to have a negative impact on soil resources as the site has not been previously developed.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	permanent	The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Landscape and visual impact assessment required along with the retention of trees along the B1069.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	There are some facilities in Rendlesham but the site is 6.5 miles to nearest market town/major centre
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>the requirement for a project level HRA, the requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	permanent	Ipswich Hospital 12.6 miles Hollisley Village Hall Branch Surgery 1.9 miles; Leisure facilities within walking distance
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	permanent	Primary school beyond walkable distance.
Water				
6. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources				
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of this site is likely to have a negative impact on soil resources as the site has not been previously developed.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Site will require archaeological investigation. The policy requires a design and layout that responds positively to the site's location in the AONB and the setting of the conservation area and listed buildings.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Site will require archaeological investigation. The policy requires a design and layout that responds positively to the site's location in the AONB and the setting of the conservation area and listed buildings A landscape and visual impact assessment will be required.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	Bus stops within 0.6 miles. Melton Train station within 5 miles Employment less than 10 miles Bentwaters (9miles), Woodbridge market town centre (6.9 miles)
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.65: Land off Howlett Way, Trimley St Martin

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	2.9 miles to Felixstowe Community Hospital and 2.8 miles to Walton surgery. Site lies within walking distance of Trimley St Martin Primary school (approx. 0.8 miles).
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Long term	permanent	Primary school within walkable distance. Policy requires contribution towards primary school and provision of a new early years setting.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of agricultural land. Grade 2 agricultural soil classification.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.

SA Objective	Effect	Timescale	Permanence	
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Policy requires a site specific flood risk assessment and evidence to demonstrate there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure. The policy requires the provision of open space, but would not be of sufficient size to deliver SANGS.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Site will require archaeological assessment. The policy requires a design and layout that responds positively to the setting of the listed buildings.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Site will require archaeological investigation. Site will require archaeological assessment. The policy requires a design and layout that responds positively to the setting of the listed buildings.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and viability of town and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	Approx. 2.8 miles to nearest Town or District Centre. The site lies within 1.3 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 150 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, including the provision of housing for older people and the provision of self-

Sustainability Objective	Effect	Timescale	Permanence	Comments
				build plots.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 2 miles from Walton GP surgery and 7 miles from Ipswich Hospital. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Two primary schools within walking distance of the site (1 mile). The Policy requires the provision of land for a new primary school and early years setting.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	?	Not applicable	Not applicable	Trimley St Martin lies adjacent to the Orwell Estuary. Felixstowe is between Trimley St martin and the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Orwell Estuary which is a SPA and Ramsar Site. The site is within 13km of The Stour Estuary

Sustainability Objective	Effect	Timescale	Permanence	Comments
				SPA and Ramsar Site, The Alde-Ore Estuary SPA and Ramsar Site, and The Sandlings SPA. The policy requires an ecological survey and any necessary mitigation.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site. The policy requires an Archaeological Assessment to be undertaken.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires provision of appropriate landscaping and boundary treatments to provide a 'soft' western edge to the development and to minimise impacts on the AONB and the provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good connectivity with Trimley High Road and Felixstowe Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is 0.9 miles from Trimley Railway Station. The nearest bus stop is 75m from the site. Felixstowe is the nearest employment centre and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction</p>			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				policy will help mitigate the impact of development on emissions levels. The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.

SCLP12.67: Land off Keightley Way, Tuddenham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 25 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Lattice Barn Surgery is the nearest GP, and is 2.1miles away. There are two leisure strategies within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rushmere Hall Primary School 2 miles away.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land. Development of site would result in the loss of grade 2 agricultural land. Not in a mineral consultation area.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Some SWF along the North of the site. The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben and the Orwell Ramsar site, SPA, and SSSIs.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations on the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	Indicator unlikely to be affected. The policy does require the retention of existing trees and hedgerows on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich is the nearest town centre and employment centre, and is 2miles away. There is a bus stop less than 400m away. Westerfield train station is 2miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for</p>			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

SCLP12.68: Land south of Lower Road, Westerfield

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	permanent	2.4 miles to nearest GP surgery (acceptable access). 2.5 miles to Ipswich town centre (encourages cycling to work). 1.9 and 2.2 miles respectively to relevant primary and high schools (route may not be considered safe enough for cycling to school).
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+?	Long term	permanent	1.9 and 2.2 miles respectively to relevant primary and high schools (route may not be considered safe enough for cycling to school).
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated

SA Objective	Effect	Timescale	Permanence	
				traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Loss of greenfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Policy requires a site specific flood risk assessment.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	Site will require archaeological assessment..
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Site will require archaeological investigation. The site is flanked by protected trees to the north. The policy requires the retention of these trees. Policy requires a comprehensive landscaping scheme.
Economy				
16. To achieve	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable levels of prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	Site has good access to key services and public transport (including rail): 2.4 miles to nearest GP surgery. 0.6 miles to Westerfield Station (hourly service to Ipswich (8 minutes) and Felixstowe (20 minutes) 1.9 and 2.2 miles respectively to relevant primary and high schools. 0.4 miles to nearest pub. 1.4 miles to nearest supermarket.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.69: Land west of the B1125, Westleton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 20 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types including housing to meet the needs of older people.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There are limited healthcare facilities. James Paget Hospital is 24.miles away. Yoxford Branch Surgery is the nearest GP, which is 2.9.miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Middleton Primary School is within 1.2miles.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of the site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface water flooding has been recorded across the north and east of the site. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the	0	Not	Not	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		applicabl e	applicable	
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Minsmere-Walberswick Estuary which is a SPA, SAC, and Ramsar Site. The is also within 13km of The Sandlings which is a SPA, the Alde-Ore Estuary which is a SPA, SAC, and Ramsar Site, and The Southern North Sea which is a SAC. A project level HRA will be required.. The policy requires biodiversity enhancements in line with the characteristics of Westleton Common County Wildlife Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires a design and layout that is sympathetic to the setting of Westleton Conservation Area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires a design and layout that is sympathetic to the setting of Westleton Conservation Area and which provides a soft edge to development on the southern and western boundary.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicabl e	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicabl e	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	There are some limited facilities in Westleton. Leiston is the nearest town and employment centre, and is 4.5miles away. The nearest bus stop is more than 1mile away. The nearest train station Darsham Station and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicabl e	Not applicable	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>

SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 15 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There are limited healthcare facilities. James Paget Hospital is 24 miles away. Yoxford Branch Surgery is the nearest GP, which is 2.8 miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Middleton Primary School is within 1.2 miles.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where	-	Long	Permanent	Development likely to result in an

Sustainability Objective	Effect	Timescale	Permanence	Comments
possible improve air quality		term		increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding. The policy requires evidence to demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site also lies within 13km of the Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, The Benacre to Easton Bavents SPA and SAC, Southern North Sea SAC. A project level HRA will be required.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the retention of the landscaped boundary features, a design and layout to be sympathetic to the rural countryside setting; and, provision of landscaping to create 'soft' edges to the boundaries of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Indicator unlikely to be affected.
17. To maintain and	0	Not	Not	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		applicable	applicable	
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Leiston is the nearest town centre and employment area and is 5miles away. Darsham Station and is 3miles away. The nearest bus stop is more than 1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan</p>			

SCLP12.71: Mow Hill, Witnesham

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 30 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	The Ipswich Hospital is 5.5 miles away. Grundisburgh (Debenham Group Practice) is the nearest GP, and is 2.5 miles away. There is more than one leisure facility within 2mile of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Primary school within 1.5 miles.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific Flood Risk Assessment and any necessary mitigation.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface Water Flooding runs along the South Eastern border, and just inside the southern corner. The policy requires a site-specific Flood Risk Assessment and any necessary mitigation.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	No effect.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Stour & Orwell SPA and Ramsar Site, The Alde-Ore SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	Two grade II listed buildings lie 70m to the South East of the site. The policy requires the design and layout of any scheme to be sympathetic to the setting of the listed buildings.
15. To conserve and	+	Long	Permanent	The policy retention of the

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		hedgerow which borders Mow Hill, and provision of landscaping to create a 'soft' edge to the eastern and northern boundaries of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich is the nearest town and employment centre, and is 3.5miles away. A bus stop is 200m away. Westerfield train station is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality, will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

SCLP12.72: Land at Street Farm, Witnesham (Bridge)

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.

SA Objective	Effect	Timescale	Permanence	
community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	permanent	4.0 miles to nearest GP surgery, 4.4 miles to Ipswich town centre, . 1.9 and 5.9 miles respectively to relevant primary and high schools (route may not be considered safe enough).
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	?	Long term	permanent	1.9 and 5.9 miles respectively to relevant primary and high schools (route may not be considered safe enough).
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment and policy seeks to avoid development within the are identified as Flood Zone 3.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	The site is agricultural therefore excluded from the definition of previously developed land. However, the site consists mainly of hard surfacing, so development on the site would conserve soil resources.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an

SA Objective	Effect	Timescale	Permanence	
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Policy requires a site specific flood risk assessment and policy seeks to avoid development within the area identified as Flood Zone 3.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	Impact on listed building highlighted in policy and archaeological investigation required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	permanent	The site is currently vacant and in need of regeneration. Policy requires proposals to be sympathetic to the site location in a sensitive river valley setting.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	4.0 miles to nearest GP surgery. 4.4 miles to Ipswich town centre. 1.9 and 5.9 miles respectively to relevant primary and high schools. 3.4 miles to nearest supermarket. 0.1 miles to nearest bus stop. 3.4 miles to nearest

SA Objective	Effect	Timescale	Permanence	
				supermarket.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

Appendix C: Appraisals of Alternative Policy Options

Wider Strategic Planning Area

SCLP2.1 Growth in the Ipswich Strategic Planning Area

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	The no policy option would weaken the ability of the council to work effectively across the housing market area and functional economic area. Growth would still occur in the district, but there would be less certainty around the deliverability of strategic growth options. Job creation would be in line with the target options set out against policy the Strategy for Growth in Suffolk Coastal Policy..
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The no policy option would weaken the ability of the council to work effectively across the housing market area and functional economic area. Growth would still occur in the district, but there would be less certainty around the deliverability of strategic growth options. Housing delivery would be in line with the growth options set out against policy the Strategy for Growth in Suffolk Coastal Policy.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of	++	Medium/long term	Permanent	The no policy option would weaken the ability of the council to work

SA Objective	Effect	Timescale	Permanence	
prosperity and growth throughout the plan area				effectively across the housing market area and functional economic area. Growth would still occur in the district, but there would be less certainty around the deliverability of strategic growth options. Economic growth would be in line with the target options set out against policy the Strategy for Growth in Suffolk Coastal Policy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Reference to growth targets within housing market area and functional economic area could be included in the Strategy for Growth in Suffolk Coastal Policy.			

SCLP2.2 Strategic Infrastructure Priorities

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+?	Medium term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
Education				
5. To improve levels of education and skills in the population overall	+?	Medium term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
Water				
6. To conserve and enhance water quality and resources	+?	Long term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Long term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	+?	Long term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Long term	Permanent	A lack of infrastructure priorities in plan gives less certainty around the needs of the area and makes it less likely that the bigger, cross boundary needs will be met. Infrastructure will still be delivered through the Infrastructure Policy but specific effects will less certain.
Potential Mitigation Measures	Infrastructure priorities could be set out in the Infrastructure Policy but the lack of cross-boundary approach would less certainty around the strategic infrastructure projects.			

SCLP2.3 Cross-Boundary mitigation of Effects on Protected Habitats

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Short term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	+?	Short term	Permanent	The no policy option would mean relying on the visitor management policy to limit impacts on sensitive sites. Mitigation could still be achieved but it would be without the benefit of the cross boundary approach that a strategic mitigation scheme provides
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Short term	Permanent	The no policy option would mean relying on the visitor management policy to limit impacts on sensitive sites. Mitigation could still be achieved but it would be without the benefit of the cross boundary approach that a strategic mitigation scheme provides
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	+?	Short term	Permanent	The no policy option would mean relying on the visitor management policy to limit impacts on sensitive sites. Mitigation could still be

SA Objective	Effect	Timescale	Permanence	
landscapes and townscapes				achieved but it would be without the benefit of the cross boundary approach that a strategic mitigation scheme provides
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The wording of the Visitor Management Policy could be strengthened to encourage a cross boundary approach to European site mitigation.			

Suffolk Coastal Spatial Strategy

SCLP3.1 Strategy for Growth in Suffolk Coastal District

Level of Growth

Option 1: Scenario A Baseline

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium/long term	Permanent	The policy seeks to deliver at least 7,220 jobs over the lifetime of the plan. The option would deliver growth but would not provide an opportunity to deliver higher levels of affordable housing across the District.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium/long term	Permanent	The option would deliver growth but would not provide an opportunity to deliver higher levels of affordable housing across the District. It would also not assist in meeting the wider need for housing across the Ipswich Housing Market Area.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Medium/long term	Permanent	This option may not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham
4. To improve the quality of where people live and work	+?	Medium/long term	Permanent	The option would deliver growth but would not provide an opportunity to deliver higher levels of affordable housing across the District. This option would not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham and will not contribute as effectively to supporting existing facilities and housing mix in rural settlements.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option may not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham
Water				
6. To conserve and enhance water quality	+?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred

SA Objective	Effect	Timescale	Permanence	
and resources				option. This may result in less pressure on water and drainage infrastructure.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	The strategy for growth is likely generate increased traffic movements, but it is unclear whether this traffic will be in air quality sensitive locations.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The strategy for growth will result in the loss of significant amounts of undeveloped greenfield land including high grade agricultural land.
9. To promote the sustainable management of waste	?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. The increase in population associated with the strategy for growth will generate increased waste.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. This may result in less carbon emissions from new development but the difference in impact is likely to be minimal.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries around Felixstowe.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. This may result in a smaller increase in visitors to the coast and estuaries but the difference in impact is likely to be minimal.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. The option could still lead to development pressure in areas rich in heritage. This will need to be considered when selecting sites.
Landscape				

SA Objective	Effect	Timescale	Permanence	
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. The option could still lead to loss of significant amounts of undeveloped greenfield land which could have an impact on the landscape character of the district.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. There would still be significant positive benefits.
17. To maintain and enhance the vitality and viability of town and retail centres	?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. Impacts are hard to define as they would be determined by the location of the growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium/long term	Permanent	The option would deliver growth, but at lower level than the preferred option. Impacts are hard to define as they would be determined by the location of the growth.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	?	Medium/long term	Permanent	No clear impact. The option would not provide sufficient scope to deliver new infrastructure at Felixstowe and Saxmundham which could include digital infrastructure.
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. The development management policies should include requirements that all new development include provision for waste and recycling. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Retail polices should encourage new retail development to be within or well related to existing retail centres. Appropriate Assessment of the plan will set out whether appropriate measures can be identified to mitigate the impact of increased visitors to European sites. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure and affordable housing			

Option 2: Scenario C – high increase in growth

This option was discounted as, whilst it would enable the delivery of more affordable housing and enable a greater contribution to be made to meeting housing needs within the Ipswich HMA, it is

considered that the mid-range option better reflects the wide spectrum of views received through the Issues and Options consultation whilst still enabling the Council to be ambitious in supporting higher levels of growth.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	++	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. It would deliver a significant increase in jobs and affordable housing
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. It would deliver a significant increase in housing and enable a greater contribution to be made to meeting housing needs within the Ipswich HMA.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district and could put increased pressure on infrastructure if capacity is not increased.
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. It would deliver a significant increase in housing which could increase pressure on services and facilities. Depending on the distribution of growth a significant increase in development could have a negative impact on smaller settlements.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district and could put increased pressure on infrastructure if capacity is not increased.
Water				
6. To conserve and enhance water quality and resources	?	Medium/long term	Permanent	This option for growth will generate increased pressure on water and drainage infrastructure which will require investment to maintain capacity and quality.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	The strategy for growth is likely generate increased traffic movements, but it is unclear whether this traffic will be in air quality sensitive locations.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The strategy for growth will result in the loss of significant amounts of undeveloped greenfield land including high grade agricultural land.
9. To promote the sustainable management of waste	-?	Medium/long term	Permanent	The increase in population associated with the strategy for growth will generate increased waste.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium/long term	Permanent	The option may result in increased carbon emissions from a significant increase in new development.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries. Which could put increased recreational pressure on the SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting sites.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/long term	Permanent	The strategy for growth will result in the loss of significant amounts of undeveloped greenfield land which could have an impact on the landscape character of the district.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	The policy sets ambitious growth targets for the district.
17. To maintain and enhance the vitality	?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. Impacts are

SA Objective	Effect	Timescale	Permanence	
and viability of town and retail centres				hard to define as they would be determined by the location of the growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district. This higher level of growth may support the provision of public transport services in settlements where this hasn't previously been viable.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	?	Medium/long term	Permanent	The policy sets ambitious growth targets for the district and could put increased pressure on infrastructure if capacity is not increased.
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. The development management policies should include requirements that all new development include provision for waste and recycling. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Retail policies should encourage new retail development to be within or well related to existing retail centres. Appropriate Assessment of the plan will set out whether appropriate measures can be identified to mitigate the impact of increased visitors to European sites. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity increases in line with growth.			

Location of Growth

Option 1: Continuation of existing approach (Option 4 from I&O document)

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	This option would continue to deliver development in district with a focus on Felixstowe where the most deprived wards in the district are located. The approach would not support much housing growth in the rural areas with could lead to rural deprivation.
Housing				
2. To meet the housing requirements	+	Medium/long term	Permanent	This option would continue to deliver housing in district with a

SA Objective	Effect	Timescale	Permanence	
of the whole community				focus on Felixstowe. It would not support much housing growth in the rural areas.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe but would not deliver the levels of growth to Saxmundham that would support provision of new infrastructure there.
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe but would not deliver the levels of growth to Saxmundham that would support provision of new infrastructure there and would not increase growth in rural areas which could lead to the decline of rural services.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option would not deliver the levels of growth to Saxmundham that would support provision of new infrastructure there.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe where there are a good range of services accessible to the local population without a car. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas. This increased traffic could lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe with only limited development in rural areas. This approach could support the delivery of increased development

SA Objective	Effect	Timescale	Permanence	
				in brownfield land and opposed to greenfield land in the rural areas. However this options is still likely to result in the loss of undeveloped greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries. Which could put increased recreational pressure on the SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting specific sites.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/long term	Permanent	The strategy for growth could result in the loss of undeveloped greenfield land which could have an impact on the landscape character of the district.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe. The impact is largely determined by the level of growth and not the location, however there are already significant level of employment use in Felixstowe which could be

SA Objective	Effect	Timescale	Permanence	
				supported by further investment.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe where there are a good range of services which could be supported by growth in that area, however, Saxmundham will not see significant growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on Felixstowe where there are a good range of services accessible to the local population without a car. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium/long term	Permanent	The clustering of growth in one areas could make the delivery of digital infrastructure more viable.
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Retail polices should encourage new retail development to be within or well related to existing retail centres outside Felixstowe. Appropriate Assessment of the plan will set out whether appropriate measures can be identified to mitigate the impact of increased visitors to European sites. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity across the district, including the rural areas, although the delivery of this will be limited by the low level of growth in these areas.			

Option 2: Focus on Ipswich and A14 transport corridor (Option 5 from I&O document)

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich. Growth in this areas would provide easy access to wider range of employment opportunities, including in Ipswich and the

SA Objective	Effect	Timescale	Permanence	
				availability of transport links in this areas may make accessing those opportunities easier. The approach would not support much housing growth in the rural areas with could lead to rural deprivation.
Housing				
2. To meet the housing requirements of the whole community	+	Medium/long term	Permanent	This option would continue to deliver housing in the district with a focus on east Ipswich. It would not support much housing growth in the rural areas.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich but would not deliver the levels of growth to Felixstowe Saxmundham that would support provision of new infrastructure there.
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich but would not deliver the levels of growth to Felixstowe and Saxmundham that would support provision of new infrastructure there and would not increase growth in rural areas which could lead to the decline of rural services.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option would not deliver the levels of growth to Felixstowe, Saxmundham, or the rural areas that would support provision of new infrastructure there.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on to east Ipswich where there are a good range of services accessible to the local population. However the limited levels of growth in the rest of district could result in a decline in

SA Objective	Effect	Timescale	Permanence	
				local services which may lead to increased car reliance in those areas. This increased traffic could lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich with only limited development in rural areas. This approach could support the delivery of increased development in brownfield land and opposed to greenfield land in the rural areas. However this option is still likely to result in the loss of undeveloped greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries. Which could put increased recreational pressure on the SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting specific sites.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	-?	Medium/long term	Permanent	The strategy for growth could result in the loss of undeveloped greenfield land which could have an impact on the landscape character

SA Objective	Effect	Timescale	Permanence	
landscapes and townscapes				of the district.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich. The impact is largely determined by the level of growth and not the location, however there are already significant level of employment use in and around east Ipswich which could be supported by further investment. The easy access to the trunk road network could encourage investment
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich where a good range of services can be accessed. These facilities could be supported by further growth in that area, however, the rest of the district will not see significant growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on East of Ipswich where there are a good range of services accessible to the local population without a car. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium/long term	Permanent	The clustering of growth in one areas could make the delivery of digital infrastructure more viable.
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Retail polices should encourage new retail development to be within or well related to existing retail centres outside east of Ipswich area. Appropriate Assessment of the plan will set out whether appropriate measures can be identified to			

SA Objective	Effect	Timescale	Permanence	
	mitigate the impact of increased visitors to European sites. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity across the district, including the rural areas, although the delivery of this will be limited by the low level of growth in these areas.			

Option 3: A12 Transport corridor and dispersed rural focus (Option 6 from I&O document)

Option 6 placed a significant focus on the east of Ipswich and a much lower focus on Felixstowe. The option would not enable the delivery of significant new infrastructure in Saxmundham or Felixstowe. In terms of growth in east Ipswich, many of the consultation responses raised the issue of a need for a new route to the north of Ipswich. The next review of the Local Plan will provide an opportunity to consider route options in more detail including the extent to which the options might support potential future scenarios for housing and employment growth.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas. Supporting some growth in east Ipswich, would provide easy access to wider range of employment opportunities, including in Ipswich and the availability of transport links in this areas may make accessing those opportunities easier. Supporting some development in the rural areas will help address some rural deprivation issues. The policy would not support much growth in Felixstowe where the most deprived wards in the district area located.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	This option would continue to deliver housing in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas. Spreading development across the District should provide greater certainty that growth levels can be met as there would be a greater range of sites in a greater number of locations delivering housing.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus east Ipswich, the A12 corridor, and dispersed through the rural areas but would not deliver the levels of growth to Felixstowe Saxmundham that would support provision of new infrastructure there.
4. To improve the quality of where people live and work	+?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on a broader ranges of settlements in east Ipswich, the A12 corridor, and dispersed through the rural areas . The options would not deliver the levels of growth to Felixstowe and Saxmundham that would support provision of new infrastructure there.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option would not deliver the levels of growth to Felixstowe, Saxmundham, that would support provision of new infrastructure there. However the option would support development across the rural area which could help support rural schools.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas access to services in these areas varies so the option could lead to increased car reliance in some rural areas. This increased traffic could lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus east Ipswich, the A12 corridor, and dispersed through the rural areas. This option is likely to

SA Objective	Effect	Timescale	Permanence	
				result in the loss of undeveloped greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries. Which could put increased recreational pressure on the SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting specific sites.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/long term	Permanent	The strategy for growth could result in the loss of undeveloped greenfield land which could have an impact on the landscape character of the district.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas. The impact is largely determined by the level of growth and not the location, however there are already significant level of employment use in and around east Ipswich which could be supported by further investment there. The

SA Objective	Effect	Timescale	Permanence	
				easy access to the trunk road network could encourage investment
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas. Facilities in these areas could be supported by further growth in those areas. However, Felixstowe and Saxmundham will not see significant levels of growth which could impact the viability of retail in these areas.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich, the A12 corridor, and dispersed through the rural areas, access to services in these areas varies so the option could lead to increased car reliance in some rural areas.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Appropriate Assessment of the plan will set out whether appropriate measures can be identified to mitigate the impact of increased visitors to European sites. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity across the district in support of dispersed growth.			

Option 4: East Ipswich Focus

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich. Growth in this areas would provide easy access to wider range of

SA Objective	Effect	Timescale	Permanence	
				employment opportunities, including in Ipswich and the availability of transport links in this areas may make accessing those opportunities easier. The approach would not support much housing growth in the rural areas with could lead to rural deprivation.
Housing				
2. To meet the housing requirements of the whole community	+	Medium/long term	Permanent	This option would continue to deliver housing in the district with a focus on east Ipswich. It would not support much housing growth in the rural areas.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich but would not deliver the levels of growth to Felixstowe or Saxmundham that would support provision of new infrastructure there.
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich but would not deliver the levels of growth to Felixstowe or Saxmundham that would support provision of new infrastructure there and would not increase growth in rural areas which could lead to the decline of rural services.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option would not deliver the levels of growth to Felixstowe, Saxmundham, or the rural areas that would support provision of new infrastructure there.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on to east Ipswich where there are a good range of services accessible to the local

SA Objective	Effect	Timescale	Permanence	
				population. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas. This increased traffic could lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich with only limited development in rural areas. This approach could support the delivery of increased development in brownfield land and opposed to greenfield land in the rural areas. However this option is still likely to result in the loss of undeveloped greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The strategy is likely to result in increased visitors to the coast and estuaries. Which could put increased recreational pressure on the SPAs.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting specific sites.
Landscape				
15. To conserve and	+?	Medium/	Permanent	The strategy for growth could result

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes		long term		in the loss of undeveloped greenfield land which could have an impact on the landscape character of the district. However, there are likely to be greater opportunities for the redevelopment of previously developed land in the east of Ipswich area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich. The impact is largely determined by the level of growth and not the location, however there are already significant level of employment use in and around east Ipswich which could be supported by further investment. The easy access to the trunk road network could encourage investment
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east Ipswich where a good range of services can be accessed. These facilities could be supported by further growth in that area, however, the rest of the district will not see significant growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium/long term	Permanent	This option would continue to deliver development in the district with a focus on east of Ipswich where there are a good range of services accessible to the local population without a car. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium/long term	Permanent	The clustering of growth in one area could make the delivery of digital infrastructure more viable.
Potential Mitigation	Consideration would need be given to air quality impacts and water			

SA Objective	Effect	Timescale	Permanence	
Measures	<p>infrastructure capacity when selecting final sites allocations. Heritage and landscape impact considerations should be addressed in the site selection process and included in the development management policies. Retail policies should encourage new retail development to be within or well related to existing retail centres outside east of Ipswich area.. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity across the district, including the rural areas, although the delivery of this will be limited by the low level of growth in these areas. The requirements set out in other policies in the plan will help to mitigate the impact of increased visitors on protected sites.</p>			

Option 5: Efficient use of Land

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium/long term	Permanent	This option would continue to deliver some development in the district but it is unlikely that there would be sufficient available and deliverable brownfield sites to deliver the wider aims of the Plan such as infrastructure improvements in Felixstowe and Saxmundham . The approach would not support much housing growth in the rural areas (where there is less PDL available) with could lead to rural deprivation.
Housing				
2. To meet the housing requirements of the whole community	-?	Medium/long term	Permanent	This option would continue to deliver some degree of housing in the district but the approach would not support much housing growth in the rural areas (where there is less PDL available).
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Medium/long term	Permanent	This option would continue to deliver some development in the district but it is unlikely that there would be sufficient available and deliverable brownfield sites to deliver the wider aims of the Plan such as infrastructure improvements in Felixstowe and Saxmundham .
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	This option would continue to deliver some degree of development in the district but would not deliver the levels of

SA Objective	Effect	Timescale	Permanence	
				growth to Felixstowe or Saxmundham that would support provision of new infrastructure there and would not increase growth in rural areas which could lead to the decline of rural services.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium/long term	Permanent	This option would not deliver the levels of growth to Felixstowe, Saxmundham, or the rural areas that would support provision of new infrastructure there.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Medium/long term	Permanent	This option would continue to deliver some degree of development in the district. However the limited levels of growth in the rest of district could result in a decline in local services which may lead to increased car reliance in those areas. This increased traffic could lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	++	Medium/long term	Permanent	This option would deliver development on brownfield sites, minimising the loss of undeveloped land and high quality agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The option is likely to result in increased visitors to the coast and estuaries.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	++	Medium/long term	Permanent	This option would deliver development on brownfield sites, minimising the loss of undeveloped land and high quality agricultural land.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium/long term	Permanent	The strategy for growth could lead to development pressure in areas rich in heritage. This will need to be considered when selecting specific sites.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Medium/long term	Permanent	This option would deliver development on brownfield sites, minimising the loss of undeveloped land and high quality agricultural land.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Medium/long term	Permanent	This option would continue to deliver some degree of growth in the district but the approach would not support much growth in the rural areas (where there is less PDL available).
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	This option would continue to deliver some degree of growth in the district but the approach would not support much growth in the rural areas (where there is less PDL available). It is likely that there is greater availability of PDL in existing urban areas. Focusing growth in these locations could help support the viability of the retail offer in these areas.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	This option would continue to deliver some degree of growth in the district but the approach would not support much growth in the rural areas (where there is less PDL available). It is likely that there is greater availability of PDL in existing urban areas. Focusing growth in these locations could help maintain access to services.
Digital Infrastructure				
19. To ensure that the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
digital infrastructure available meets the needs of current and future generations				
Potential Mitigation Measures	Consideration would need be given to air quality impacts and water infrastructure capacity when selecting final sites allocations. Strong policy wording and requirements would need to be developed to ensure the delivery of infrastructure capacity across the district, including the rural areas, although the delivery of this will be limited by the low level of growth in these areas. The requirements set out in other policies in the plan will help to mitigate the impact of increased visitors on protected sites.			

SCLP3.2 Settlement Hierarchy

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. Opportunities to target development to tackle these issues is lost.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium term	Permanent	Housing growth could still be delivered but there would be a lack of certainty around which locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This could impact on delivery rates.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher

SA Objective	Effect	Timescale	Permanence	
				levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of the availability of health infrastructure.
4. To improve the quality of where people live and work	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate.
Education				
5. To improve levels of education and skills in the population overall	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of the availability of education facilities.
Water				
6. To conserve and enhance water quality and resources	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of the infrastructure capacity.
Air				
7. To maintain and where possible improve air quality	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes directing development away from areas sensitive to air quality

SA Objective	Effect	Timescale	Permanence	
				impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes directing development towards areas with brownfield land availability.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of flood risk
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of biodiversity impacts.
Cultural Heritage				
14. To conserve and	-	Medium	Permanent	A settlement hierarchy is a

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance		term		fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of heritage impacts.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This includes consideration of landscape impacts.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium term	Permanent	Economic growth could still be delivered but there would be a lack of certainty around which locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This could impact on delivery rates.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium term	Permanent	Retail growth could still be delivered but there would be a lack of certainty around which locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. This could impact on delivery rates.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	--	Medium term	Permanent	A settlement hierarchy is a fundamental part of the plan, without which there would not be a mechanism for distinguishing between those locations which present opportunities for higher levels of growth and those where lower levels of growth would be more appropriate. A key element of settlement hierarchy is an assessment of the accessibility of services and facilities.

SA Objective	Effect	Timescale	Permanence	
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP3.3 Settlement Boundaries

Option 1. No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Medium term	Permanent	Having no settlement boundaries policy would lead to more development in the countryside which is less likely to have access to services and facilities and potentially leading to rural isolation.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	No settlement boundaries policy would likely lead to development in rural areas with poor access to health facilities, services, open space and sports
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Having no settlement boundaries policy is likely to lead to more dispersed settlement, which will

SA Objective	Effect	Timescale	Permanence	
				likely lead to increased use of private cars for travelling and subsequently increased air pollution.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	No settlement boundaries would mean that greenfield land is open to development, resulting in a loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Medium term	Permanent	The higher probability of dispersed development resulting from having no settlement boundaries policy would lead to greater use of cars and subsequently increased greenhouse gas emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	No settlement boundary policy could lead to development in the countryside which may result in a loss of habitats and wildlife.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Short term	Permanent	No settlement boundary policy would mean that historic buildings on settlement edges are more at risk from development.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	Having no settlement boundary policy would mean that settlements could be able to expand into the countryside and on greenfield sites, which could lead to coalescence in settlements, loss of distinctiveness, visual harm to the landscape and loss of greenfield land.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium term	Permanent	Having no settlement boundaries policy could lead to the development of employment uses in rural areas where they would normally not be permitted and could support the rural economy.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Medium term	Permanent	Development could take place in rural areas with no settlement boundaries policy which is likely to lead to poor access to town centres. New residents would therefore be less likely to support town centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Medium term	Permanent	Having no settlement boundaries policy would lead to more development in the countryside which is less likely to have access to services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Sustainable Transport policy could help mitigate the effects of private transport from rural areas. This could also include the promotion of public transport as a suitable alternative.</p> <p>The Natural Environment policies will mitigate issues relating to the coalescence of settlements by preventing development which would lead to such and will ensure the protection of landscape characters so that new development is sympathetic to current designs and standards.</p> <p>The Historic Environment policies will mitigate effects on historic buildings by inhibiting development that severely impacts Heritage Assets and Listed Buildings and other non-designated Heritage Assets. Sympathetic design of new facilities could also help mitigate the negative impacts that could occur to historic buildings.</p>			

SCLP3.4 Proposals for Major Energy Infrastructure Projects

Option 1: To have individual policies which relate to the specific projects (such as Nuclear Power, Offshore Wind and Inter Continental Energy Connectors).

SA Objective	Effect	Timescale	Permanence	
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SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-			The provision of major energy infrastructure is unlikely to enhance residential environments. The construction phase of such projects is often long and can cause disruption to quality of life for nearby residents.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	?	Medium term	Permanent	This option is likely to require Environmental Impact Assessment of proposals.
Air				
7. To maintain and where possible improve air quality	-?	Short term	Temporary	This option is likely to require Environmental Impact Assessment of proposals. Given the scale of these projects, there is still likely to be an increase in vehicle movements (either associated with the construction phase or the operation), which may have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	The scale of these projects means that they are likely to take place on greenfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	+?	Medium term	Permanent	Impact would depend on the nature of the proposals being determined under these policies. Large schemes

SA Objective	Effect	Timescale	Permanence	
from energy consumption				generating energy from renewables are likely to have a positive effect, while other energy infrastructure projects could have a negative effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent/temporary	Precise effect hard to determine, the scale of these projects means that they are likely to take place on greenfield sites and unlikely to enhance biodiversity.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent/temporary	The scale of the projects means that they are likely to take place on greenfield sites, which could have a negative impact on the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Major energy infrastructure projects often generation significant employment opportunities, both in the construction phases and the long term operation.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium term	Permanent	Given the scale of these projects, there is likely to be an increase in vehicle movements- either associated with the construction phase or the operation. Depending on the scale of the project there may also be opportunities to require

SA Objective	Effect	Timescale	Permanence	
				improvements to the highways network as part of any proposals, although this couldn't be determined at this stage.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	As with the preferred policy, all policies under this option should set out clear requirements to delivered major energy schemes. The requirements of the policies dealing with landscape, biodiversity and design and residential amenity will help mitigate the uncertain impacts through the development management policies. Air quality could be specifically referenced in the policy text to provide greater certainty that any impacts should be mitigated.			

Option 2: References to Nationally Significant Infrastructure Projects and Sizewell Nuclear Power Station to be removed from the policy and table outlining themes

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-			No distinct difference in impact from the preferred option. Under this option the Plan would still contain a Major Energy Infrastructure Policy, but there would be no reference to Sizewell. This could create uncertainty those communities affected by Sizewell. The provision of major energy infrastructure is unlikely to enhance residential environments. The construction phase of such projects is often long and can cause

SA Objective	Effect	Timescale	Permanence	
				disruption to quality of life for nearby residents.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	?	Medium term	Permanent	No distinct difference in impact from the preferred option policy would require Environmental Impact Assessment of proposals.
Air				
7. To maintain and where possible improve air quality	-?	Short term	Temporary	No distinct difference in impact from the preferred option policy would require Environmental Impact Assessment of proposals. Given the scale of these projects, there is still likely to be an increase in vehicle movements (either associated with the construction phase or the operation), which may have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	No distinct difference in impact from the preferred option policy. The scale of these projects means that they are likely to take place on greenfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	No distinct difference in impact from the preferred option policy. Impact would depend on the nature of the proposals being determined under these policies. Large schemes generating energy from renewables are likely to have a positive effect, while other energy infrastructure projects could have a negative effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent/ temporary	No distinct difference in impact from the preferred option policy. Precise effect hard to determine, the scale of these projects means that they are likely to take place on greenfield sites and unlikely to enhance biodiversity.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent/ temporary	No distinct difference in impact from the preferred option policy . The scale of the projects means that they are likely to take place on greenfield sites, which could have a negative impact on the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	No distinct difference in impact from the preferred option policy . Major energy infrastructure projects often generation significant employment opportunities, both in the construction phases and the long term operation.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium term	Permanent	No distinct difference in impact from the preferred option policy . Given the scale of these projects, there is likely to be an increase in vehicle movements- either associated with the construction phase or the operation. Depending on the scale of the project there may also be opportunities to require improvements to the highways network as part of any proposals, although this couldn't be determined at this stage.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	As with the preferred policy, the requirements of the policies dealing with landscape, biodiversity and design and residential amenity will help mitigate the uncertain impacts through the development management policies. Air quality could be specifically referenced in the policy text to provide greater certainty that any impacts should be mitigated.			

Option 3: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	--			The no policy option would rely on national policy and reduce certainty around mitigation and benefits that would be required alongside major energy schemes. This could cause concern for communities affected by these schemes and result in less community benefit.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	?	Medium term	Permanent	Environmental Impact Assessment of proposals would still be required.
Air				
7. To maintain and where possible improve air quality	-?	Short term	Temporary	No distinct difference in impact from the preferred option policy would require Environmental Impact Assessment of proposals. Given the scale of these projects, there is still likely to be an increase

SA Objective	Effect	Timescale	Permanence	
				in vehicle movements (either associated with the construction phase or the operation), which may have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	No distinct difference in impact from the preferred option policy. The scale of these projects means that they are likely to take place on greenfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	No distinct difference in impact from the preferred option policy. Impact would depend on the nature of the proposals being determined under these policies. Large schemes generating energy from renewables are likely to have a positive effect, while other energy infrastructure projects could have a negative effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent/temporary	No distinct difference in impact from the preferred option policy. Precise effect hard to determine, the scale of these projects means that they are likely to take place on greenfield sites and unlikely to enhance biodiversity.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local	-?	Medium term	Permanent/temporary	No distinct difference in impact from the preferred option policy. The scale of the projects means that

SA Objective	Effect	Timescale	Permanence	
distinctiveness of landscapes and townscapes				they are likely to take place on greenfield sites, which could have a negative impact on the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	No distinct difference in impact from the preferred option policy . Major energy infrastructure projects often generation significant employment opportunities, both in the construction phases and the long term operation.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Medium term	Permanent	The no policy option would rely on national policy and reduce certainty around how highways impacts will be considered.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Without a specific policy, the requirements of the policies dealing with landscape, biodiversity and design and residential amenity will help mitigate the uncertain impacts through the development management policies.			

SCLP3.5 Infrastructure Provision

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Long term	Permanent	This option would put further pressure on schools from the new students coming from new development, which could impact on educational attainment. Also, there may be fewer small scale jobs created as a result of a lack of infrastructure development.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	--	Medium term	Permanent	This option would mean that the current health and well-being infrastructure would likely have to accommodate any new development, when it is likely that the current provision would be overwhelmed by the level of development outlined.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	--	Medium term	Permanent	Having no infrastructure policy will put pressure on the education system especially at primary school level where many schools are currently approaching or are already above capacity.
Water				
6. To conserve and enhance water quality and resources	-	Long term	Permanent	This option would mean that the current provision of water treatment infrastructure would have to accommodate any future development.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	Permanent	Having no infrastructure policy could mean that residents in new developments may need to travel to reach key services, leading to increased greenhouse gas emissions.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	permanent	Green space within development may not be provided, and therefore there may be increased pressure on existing open spaces.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	--	Long term	Permanent	No infrastructure policy could lead to a lack of infrastructure development near and fewer transport improvements across the District, making the district a less viable location for businesses.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	-	Long term	Permanent	Sustainable transport methods may not be improved or promoted under this option. Also, this option will hold up strategic transport improvements.

SA Objective	Effect	Timescale	Permanence	
good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	-	Long term	Permanent	Digital infrastructure provision may not be improved or promoted under this option. Also, this option will hold up strategic transport improvements.
Potential Mitigation Measures	<p>The Sustainable Transport policy could be used to mitigate the effects of increased private transport use, including the promotion of public transport as a suitable alternative.</p> <p>Employment policies can help mitigate the potential effects of limited new infrastructure development and subsequently limited new jobs by protecting existing employment areas and the creation of new employment areas within settlement boundaries.</p> <p>The Natural Environment policies will help mitigate impacts on green infrastructure by not permitting any development that have an adverse impact on such areas and ensuring their protection.</p>			

Economy

SCLP4.1 Existing Employment Areas

Option 1: To protect the buildings and land within the current use and not allow any change of use from that currently permitted either through planning applications or lawful use certificates.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	This option will help protect existing employment uses and will therefore help protect jobs for the local population. However it would not any flexibility within employment areas to allow for change in response to market conditions
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0?	Medium term	Permanent	No specific effect, but the concentration of employment uses on specifically designated land could help avoid conflict between 'bad neighbour' employment uses and residential areas.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Protecting employment units on existing employment areas will encourage new businesses to set up in the District to provide training and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible	+/-	Medium term	permanent	The concentration of employment uses in these areas could help

SA Objective	Effect	Timescale	Permanence	
improve air quality				promote the use of sustainable transport methods, although new sustainable travel provision would be reliant on transport providers so couldn't be guaranteed. An increase in employment uses in the district could result in increased emissions from industrial process, freight movements etc.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This option will mean that there would be less pressure to develop greenfield land for employment development outside of employment areas.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods and reduce emissions from private cars, although new sustainable travel provision would be reliant on transport providers so couldn't be guaranteed.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium term	Permanent	This option will help protect existing employment uses and will therefore help protect jobs for the local population. However it would not any flexibility within employment areas to allow for change in response to market conditions
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods which could help reduce congestion although new provision would be reliant on transport providers so couldn't be guaranteed.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The concentration of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	None identified.			

Option 2: To retain the distinction between General and Strategic Employment Areas.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This option will help protect existing employment uses and will therefore help protect jobs for the local population.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
reduce health inequalities				
4. To improve the quality of where people live and work	0?	Medium term	Permanent	No specific effect, but the concentration of employment uses on specifically designated land could help avoid conflict between 'bad neighbour' employment uses and residential areas.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Protecting employment units on existing employment areas will encourage new businesses to set up in the District to provide training and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+/-	Medium term	permanent	The concentration of employment uses in these areas could help promote the use of sustainable transport methods, although new sustainable travel provision would be reliant on transport providers so couldn't be guaranteed. An increase in employment uses in the district could result in increased emissions from industrial process, freight movements etc.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This option will mean that there would be less pressure to develop greenfield land for employment development outside of employment areas.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods and reduce emissions from private cars, although new sustainable travel provision would

SA Objective	Effect	Timescale	Permanence	
				be reliant on transport providers so couldn't be guaranteed.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	This policy will help protect existing employment uses and will therefore help protect jobs for the local population. There is no significant difference between the impact of this option and the preferred policy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The concentration of employment in these areas could help promote the use of sustainable transport methods which could help reduce congestion although new provision would be reliant on transport providers so couldn't be guaranteed.
Digital Infrastructure				
19. To ensure that the digital infrastructure	+	Medium term	Permanent	The concentration of employment uses in these areas could help

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	None identified.			

Option 3: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Medium term	Permanent	This option could lead to reductions in the number of units in employment use in existing employment areas, which will lead to a reduction in the number of jobs which could increase deprivation levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Medium term	Permanent	Not protecting existing employment areas could lead to a reduction in the number of units used for employment purposes, which in turn will reduce the number of people in jobs and training and could also lead to qualified workers leaving the District to pursue other employment opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	-?	Medium term	permanent	There is potential that loss of existing employment sites could disperse employment uses as they try to find suitable premises. This would lead to more commuting traffic and could make it more difficult to provide sustainable transport links. Non-employment uses such as retail moving to out-of-town employment sites would draw people away from town centres, increasing car use and emissions.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	No protection for existing employment sites could create pressure to develop greenfield sites, especially where the operation requires a large site or it may create amenity issues.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium term	Permanent	Greenhouse gas emissions have the potential to increase under this option as employment uses are less likely to concentrate in existing employment areas and town centre uses could be attracted to edge of town sites. This would generate more commuter and shopping traffic and emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	--?	Medium term	Permanent	This option could reduce the amount of suitable employment sites available for employment uses which would have a negative impact on the economy. Businesses in existing employment areas may find it harder to operate as neighbouring sites change to non-compatible uses.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Medium term	Permanent	Existing employment uses could convert to retail. This would create long term harm for town centres as shoppers are attracted away.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Medium term	Permanent	This option could lead to more dispersed employment uses as employers have more options for potential sites. This is likely to lead to increased traffic on the road network.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The Sustainable Transport policy could help with mitigating some of the effects of the increase in car emissions through the incorporation of sustainable transport methods.</p> <p>The Town Centre policies could help promote town centres by providing criteria for new development that will be permitted.</p>			

SCLP4.2 New Employment Development

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Medium term	Permanent	This option would provide uncertainty as to the location and development of new employment opportunities. This would mean that fewer people would be in work and training
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Medium term	Permanent	This option would provide uncertainty as to the location and development of new employment opportunities. This would mean that fewer people would be in work and training, and qualified workers may seek employment from outside the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Medium term	Permanent	This option could lead to a lack of job creation in the future due to the uncertainty of where employers can develop.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The Settlement Boundaries policy would limit the risk of new employment development to be built on greenfield land.			

Option 2: Policy to have no restrictions in terms of use classes supported on a site.

The policy could provide more flexibility to encourage a more diverse range of employment uses such as retail, tourism, cultural uses that do not fall within the B class uses. This alternative would generate a wider range of jobs on sites across the district but may have a detrimental impact on the other plan objectives for protection of town centres, community facilities and reducing the need to travel.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent	This option could lead to pressure to develop greenfield land for employment development outside of employment areas.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Medium term	Permanent	This option could reduce the availability for land for B class uses. This would provide uncertainty as to the location and development of new employment opportunities.
17. To maintain and enhance the vitality and viability of town	-	Medium term	Permanent	This option could lead to town centres uses locating on to employment land. This could reduce

SA Objective	Effect	Timescale	Permanence	
and retail centres				footfall in existing centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The Settlement Boundaries policy would limit the risk of new employment development to be built on greenfield land.			

SCLP4.3 Expansion and Intensification of Employment Sites

Option 1: To allow the expansion and intensification of employment areas and sites without any criteria against which to assess impact of the development.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This option could lead to the creation of more jobs in the district which will help reduce deprivation levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Allowing the expansion of employment premises will encourage new businesses to set up

SA Objective	Effect	Timescale	Permanence	
				in the District which could provide training opportunities and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	permanent	An increase in employment uses in the district could result in increased emissions from industrial processes, freight movements etc.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Medium term	Permanent	Intensifying uses within the curtilage of an employment area would mean that there would be less pressure to develop greenfield land. However expansion of employment uses on adjoining undeveloped land could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium term	permanent	An increase in employment uses in the district could result in increased emissions from industrial processes, freight movements etc.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent	The expansion of employment areas may result in impacts on the surrounding landscapes, depending on the scale of the uses
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	This option will encourage job creation by giving businesses the flexibility to expand without having to find new premises. Retaining existing business in the District will maintain employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Medium term	Permanent	The intensification of uses on existing employment sites could cause increased traffic movements.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The expansion and intensification of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	The sustainable travel policy should include a require for travel plans where proposals could have an impact on the existing road network.			

Option 2: To restrict the expansion or intensification of employment areas and sites.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Medium term	Permanent	This option could limit the creation of more jobs in the district.
Housing				
2. To meet the housing requirements of the whole	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Medium term	Permanent	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period. However it could result in increased pressure to development new employment sites on greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	permanent	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period.
11. To reduce vulnerability to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period. However it could result in increased pressure to development new employment sites on greenfield land.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent	Restricting the future expansion or intensification of these locations will ensure that no further harm is caused to the environment and that residential amenity is not affected by future developments over the plan period. However it could result in increased pressure to development new employment sites on greenfield land.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	--	Long term	Permanent	Limiting expansion will ensure that the existing employment areas and sites are retained in the current form over the plan period. This alternative wouldn't provide the flexibility for businesses to expand where there are not unacceptable impacts.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	?	Medium term	Permanent	Restricting the future expansion or intensification of these locations

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				could result in increased pressure to development new employment sites in less accessible locations.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Other polies in the plan could restrict the location of nay new employment land to the most suitable location to minimise impact on Landscape, biodiversity and access.			

Option 3: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Medium term	Permanent	The 'no policy option' wouldn't provide sufficient certainty for occupiers of employment sites regarding the long term suitability of their premises. This could limit their willingness to invest in long term job creation.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium term	Permanent	The 'no policy option' wouldn't provide sufficient certainty for occupiers of employment sites regarding the long term suitability of their premises. This could limit their willingness to invest in long term job creation. It could also limit the

SA Objective	Effect	Timescale	Permanence	
				number of new businesses wanting to set up in the District which could restrict training opportunities and new skills for the population.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	--	Long term	Permanent	The 'no policy option' wouldn't provide sufficient certainty for occupiers of employment sites regarding the long term suitability of their premises. This could limit their willingness to invest in long term job creation. It could also limit the number of new businesses wanting to set up in the District
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Medium term	Permanent	The 'no policy option' wouldn't provide sufficient certainty for occupiers of employment sites regarding the long term suitability of their premises. This could limit their willingness to invest in long term job creation. It could also limit the number of new businesses wanting to set up in the District which could result in residents having to travel further to access employment opportunities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.4 Protection of Employment Premises

Option 1: Require marketing evidence for a shorter period of time, such as 3 or 6 months.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Medium term	Permanent	The protection of employment land maintains jobs in the district which will help reduce deprivation levels. This option could make change of use from employment to residential easier with a shorter marketing requirement. This could result in job

SA Objective	Effect	Timescale	Permanence	
				losses.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium term	Permanent	This option could make change of use from employment to residential easier with a shorter marketing requirement. This approach would avoid a surplus of unoccupied employment land in the district and has potential to provide an additional source of housing land supply.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	This option could make change of use from employment to residential easier with a shorter marketing requirement. This provides opportunities to allow change of use where the existing use is incompatible with the surrounding uses. Thereby potentially improving the quality of life for residents surrounding that site.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium term	Permanent	This option could make change of use from employment to residential easier with a shorter marketing requirement. This may result in loss of employment land. The protection of employment land, maintains jobs in the district which will help reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	This option could make change of use from employment to residential easier with a shorter marketing requirement. This provides opportunities to allow change of use where the existing use is incompatible with the surrounding uses which could include concerns around landscape impact.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	Permanent	The protection of employment land maintains jobs in the district which will help reduce deprivation levels. This option could make change of use from employment to residential easier with a shorter marketing requirement. This could result in job losses.
17. To maintain and enhance the vitality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and viability of town and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Medium term	Permanent	The protection of employment land maintains jobs in the district which will help reduce deprivation levels. This option could make change of use from employment to other uses. This could result in job losses.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option could make change of use from employment to residential easier. This approach would avoid a surplus of unoccupied employment land in the district and has potential to provide an additional source of housing land supply.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	This option could make change of use from employment to residential easier. This provides opportunities to allow change of use where the existing use is incompatible with the

SA Objective	Effect	Timescale	Permanence	
				surrounding uses. Thereby potentially improving the quality of life for residents surrounding that site.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	+	Medium	Permanent	This option could make change of

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes		term		use from employment to residential easier. This provides opportunities to allow change of use where the existing use is incompatible with the surrounding uses which could include concerns around landscape impact.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	--	Long term	Permanent	The protection of employment land maintains jobs in the district which will help reduce deprivation levels. This option could make change of use from employment to uses easier resulting in a loss of employment land. This could result in job losses.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.5 Economic Development in Rural Areas

Option 1: To encourage economic development in all rural areas regardless of the settlement's position in the Settlement Hierarchy.

Discounting the policy criteria in respect of the Settlement Hierarchy would enable economic opportunities to be realised in all locations across the district and boost the economic prosperity of the rural areas. However, this would not reflect the sustainability benefits (economic, social and transport related) afforded by locating new employment uses in areas which have services and facilities.

SA Objective	Effect	Timescale	Permanence	
Population				

SA Objective	Effect	Timescale	Permanence	
1. To reduce poverty and social exclusion	+	Medium term	Permanent	The encouragement of employment uses in rural areas provides opportunities for the distribution of employment opportunities across the district which should help avoid issues with rural deprivation and social exclusion.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Support for employment in rural areas will encourage a mix of uses and services across the rural area, creating more sustainable rural communities.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Support for increasing employment in rural areas, has potential to increase employment opportunities and thereby reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	Employment uses distributed through the rural area is unlikely to support any increase in sustainable travel options and therefore could impact negatively on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	Discounting the policy criteria in respect of the Settlement Hierarchy would increase pressure on sensitive landscapes in open countryside.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	Discounting the policy criteria in respect of the Settlement Hierarchy would increase pressure on sensitive landscapes in open countryside.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Discounting the policy criteria in respect of the Settlement Hierarchy would increase pressure on sensitive landscapes in open countryside and could potentially have an impact on the traditional countryside character of the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	Discounting the policy criteria in respect of the Settlement Hierarchy would increase pressure on sensitive landscapes in open countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Discounting the policy criteria in respect of the Settlement Hierarchy would enable economic opportunities to be realised in all locations across the district and boost the economic prosperity of the rural areas.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	-	Long term	Permanent	Employment uses distributed through the rural area is unlikely to

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				support any increase in sustainable travel options.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The landscape and biodiversity policies could include criteria to minimise the impact of rural diversification schemes on the landscape (particularly in sensitive areas such as the AONB, river valley landscapes etc) and biodiversity and geodiversity. Unlikely to be able to mitigate for the impacts on transport, travel, and access.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Medium term	Permanent	The 'no policy option' would not provide support for employment uses in rural areas which could lead to issues with rural deprivation.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium term	Permanent	The 'no policy option' would not provide support for employment uses in rural areas which could lead to issues with rural deprivation and social exclusion.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources				
Air				
7. To maintain and where possible improve air quality	-?	Medium term	Permanent	The 'no policy option' would not provide support for employment uses in rural areas which could lead to the need to travel to access employment opportunities. Due to lack of sustainable transport in the more rural parts of the district this is likely to lead to air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	Permanent	The 'no policy option' would not provide support for employment uses in rural areas which would impact on the rural economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	The 'no policy option' would not provide support for employment uses in rural areas which could lead to the need to travel to access employment opportunities. Due to lack of sustainable transport in the more rural parts of the district these journey are likely to be made by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.6 Conversion and Replacement of Rural Buildings for Employment Use

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	The 'no policy' option could limit the conversion of rural buildings to employment use. This would retain these building in their original state but may 9long term0 lead to dilapidation if alternative uses can't be found for them
Landscape				

SA Objective	Effect	Timescale	Permanence	
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	Permanent	The 'no policy' option could limit the conversion of rural buildings to employment use. This would reduce the availability of employment premises in the rural parts of the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.7 Farm Diversification

Option 1: Remove the requirement for farming activities to be the predominate use on the site.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	Support for rural diversification helps maintain the viability of the rural economy, and provides opportunities for the distribution of employment opportunities across the district which should help avoid issues with rural deprivation and social exclusion.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Support for rural diversification will encourage a mix of uses and services across the rural area, creating more sustainable rural communities.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Support for rural diversification, has potential to increase employment opportunities in rural areas and thereby reduce deprivation levels. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	Rural diversification and an increase in non-farming uses in the has the potential to increase traffic movements in the rural area as the scale of development is unlikely to support any increase in sustainable travel options. This could have a negative impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?/-	Medium term	Permanent	Support for rural diversification could help maintain the viability of farms, sustaining the food production and high quality agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?/+	Medium term	Permanent	Support for rural diversification could help maintain the viability of farms, sustaining the food production and high quality agricultural land. The policy only allows for limited new development as part of any scheme for rural diversification, thereby minimising impact on the existing biodiversity and geodiversity present within the farm
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	Rural diversification and the support for non-farming uses within the rural area, could potentially have an impact on the traditional countryside character of the area but this will be dependant on individual schemes and the policy requires this is be taken account of in the design of proposals.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium term	Permanent	Rural diversification and the support for non-farming uses within the rural area, could potentially have an impact on the traditional countryside character of the area but this will be dependant on individual schemes and the policy requires this is be taken account of in the design of proposals.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	Permanent	Removing this criteria would ensure that farm diversification schemes can come forward where the agricultural activities have significantly reduced or diminished. However, agriculture is an important part of the District's economy and landscape and

SA Objective	Effect	Timescale	Permanence	
				removing this requirement could potentially result in significant changes in this respect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Unlikely to be of a scale to directly impact this objective but the policy supports retail uses within farms (farm shops) and this could impact on existing retail provision. This is taken account of in the policy.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	Rural diversification and an increase in non-farming uses in the countryside has the potential to increase traffic movements in the rural area as the scale of development is unlikely to support any increase in sustainable travel options.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The landscape policies could include criteria to minimise the impact of rural diversification schemes on the landscape (particularly in sensitive areas such as the AONB, river valley landscapes etc. Unlikely to be able to mitigate for the impacts on transport, travel, and access.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Medium term	Permanent	Failure to support farm diversification would restrict the spread of employment opportunities across the district which could lead to issues with rural deprivation and social exclusion.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
health of the population overall and reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-?	Medium term	Permanent	Failure to support farm diversification would restrict the spread of employment opportunities across the district which could lead to issues with rural deprivation and social exclusion. Many employment uses also provide training opportunities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Long term	Permanent	Rural diversification and an increase in non-farming uses in the has the potential to increase traffic movements in the rural area quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This option could limit the loss of high quality agricultural land to other uses
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				

SA Objective	Effect	Timescale	Permanence	
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	Permanent	Failure to support farm diversification would restrict the spread of employment opportunities across the district which could lead to issues with rural deprivation and social exclusion.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.8 New Retail and Commercial Leisure Development

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				

SA Objective	Effect	Timescale	Permanence	
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	permanent	Removal of this policy from the Local Plan could increase out of town retail and leisure development which would undermine the viability and vitality of the town centres and wouldn't support the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	-?	Long term	permanent	Removal of this policy from the Local Plan could increase out of town retail and leisure development which would undermine the viability and vitality of the town centre. However, national planning policy currently requires sequential and impact approaches to new retail development.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Long term	permanent	Removal of this policy from the Local Plan would make it difficult to direct new retail development to town centre locations, which are more accessible. However, national planning policy currently requires sequential and impact approaches to new retail development.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	None identified.			

SCLP4.9 Development in Town Centres

Option 1: Define town centre areas to reflect policy support for a concentration of main town centre retail, leisure, social, cultural and community ground floor uses, through having a more tightly drawn town centre boundary.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	Short term	Permanent	This policy option would still focus town centre uses in accessible town centre locations.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the retail and commercial leisure economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	permanent	This policy option would still focus town centre uses in accessible town centre locations. However the approach might exacerbate town centre change from a retail emphasis to a commercial leisure and social emphasis.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Long term	permanent	This policy option would still focus town centre uses in accessible town centre locations.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	The 'no policy' option would mean that there were no policies preventing the loss of A1 units in town centres. This could undermine the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	--	Long term	permanent	The 'no policy' option would mean that there were no policies preventing the loss of A1 units in town centres. This could undermine their viability and vitality.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP4.10 Town Centre Environments

Option 1: Focus on supporting development and change that enhances car parking provision and convenience in town centres, including provision for electric vehicle requirements.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	Permanent	Encouraging increased car use will impact negatively on air quality, although if electric use is encouraged this could be mitigated.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy encourages increased use of town centres and supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	permanent	The option encourages increased use of town centres and supports the retail economy in the district.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	The option would reflect the high level of car use and ownership in the district and help maintain access to the town centres, particularly for those living in the more rural parts of the district where car travel is the only option. It would not support the provision of sustainable travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium term	Permanent	The 'no policy' option would not support the encouragement of social interactions in town centres and improved pedestrian environment.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Medium term	Permanent	The 'no policy' option would not support the improved pedestrian environments in town centres.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	The 'no policy' option would not support the improved pedestrian environments in town centres.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	?	Medium term	Permanent	The 'no policy' option would not support the improved pedestrian environments in town centres.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Medium term	Permanent	The 'no policy' option would not support the improved pedestrian environments in town centres.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	None identified.			

SCLP4.11 Retail and Commercial Leisure in Martlesham

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	This approach would not reflect the unique circumstances of Martlesham and could lead to uncertainty around the Council's approach to employment and retail uses on the site.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Long term	permanent	This approach would not reflect the unique circumstances of Martlesham and could lead to uncertainty around the Council's approach to employment and retail uses on the site.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	None identified			

SCLP4.12 District and Local Centres and Local Shops

Option 1: To combine District and Local Centres under the same category.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live. This will encourage active lifestyles.
4. To improve the quality of where people live and work	+	Short term	Permanent	The policy helps support a range of smaller retail facilities across the district, close to where people live.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the retail economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	?	Long term	permanent	This option could allow greater flexibility in the retail policies, allowing change in response market conditions- e.g. growth in small local supermarkets locating in more local centres than the established district centres. However, this could also lead to disproportionate retail growth in areas less able to accommodate that growth.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Short term	Permanent	Removal of this policy will remove protection of local shops and services that can be reached by bike or on foot. This will encourage sedentary lifestyles.
4. To improve the quality of where people live and work	-	Short term	Permanent	Removal of this policy will remove protection of local shops and services that can be reached by bike or on foot.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Long term	permanent	Removal of this policy will mean that there is no protection of more local shops and services.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	-	Long term	permanent	Removal of this policy will mean that there is no protection of shops and services that are accessible to

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				the immediately surrounding area.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Housing

SCLP5.1 Housing Development in Large Villages

Option 1: To not support housing development in large villages

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services and some (limited) employment opportunities. It would limit the choice of mix of housing and the delivery of affordable housing
Housing				
2. To meet the housing requirements of the whole community	--	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services and some (limited) employment opportunities. It would limit the choice of mix of housing and the delivery of affordable housing
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services and infrastructure and may put further pressure on existing infrastructure in more urban parts of the district (towns and major centres).
4. To improve the quality of where people live and work	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services and some (limited) employment opportunities. While, in the short term it may protect large villages from change, this is not a sustainable approach and would ultimately lead to a restricted mix of housing choices across the district.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services and infrastructure and may put further pressure on existing infrastructure in more urban parts of the district (towns and major centres).
Water				
6. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources				
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	This approach may protect the character of large villages it could put pressure on the townscapes of more urban parts of the district (towns and major centres). This could include impacts on heritage assets.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	This approach may protect the character of large villages it could put pressure on the townscapes of more urban parts of the district (towns and major centres).
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	-	Long term	permanent	This approach would not deliver housing in areas with reasonable access to services which could impact on the viability of these

SA Objective	Effect	Timescale	Permanence	
area				services. Providing some development in small settlements will help support existing services.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	This approach could direct more development towards the more urban parts of the district (towns and major centres) where there is better access to a wider range of services Reducing the need to travel by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower

SA Objective	Effect	Timescale	Permanence	
				levels. The impacts are therefore hard to determine.
4. To improve the quality of where people live and work	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Education				
5. To improve levels of education and skills in the population overall	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				

SA Objective	Effect	Timescale	Permanence	
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in large villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.2 Housing Development in Small Villages

Option 1 To support large housing development in small villages.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty	-	Long term	Permanent	This approach would not deliver

SA Objective	Effect	Timescale	Permanence	
and social exclusion				housing in areas with reasonable access to services.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services, but would still deliver a quantity of housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services.
4. To improve the quality of where people live and work	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	This approach would not deliver housing in areas with reasonable access to services.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	This approach would not deliver housing in areas with good access to services and would increase reliance on private car use.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Brownfield sites within or adjacent to small villages are limited so policy would result in the loss of significant amounts of greenfield and, potentially, agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
integrity of the coast and estuaries				
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Brownfield sites within or adjacent to small villages are limited so policy would result in the loss of significant amounts of greenfield and, potentially, agricultural land with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	n/a	n/a	Sites within or adjacent to small villages are limited so policy would result in the loss of significant amounts of open countryside and could impact of heritage assets in small villages.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Sites within or adjacent to small villages are limited so policy would result in the loss of significant amounts of open countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	This approach would not deliver housing in areas with good access to services so there is limited scope for new development to support the existing services.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Long term	permanent	This approach would not deliver housing in areas with good access to services so there is limited scope for new development to support the existing services.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	--	Long term	permanent	This approach would not deliver housing in areas with good access to services and would increase reliance on private car use.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	Unlikely to be able to mitigate the issues regarding access to services and facilities.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
4. To improve the quality of where people live and work	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Education				
5. To improve levels of education and skills in the population overall	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-?	Long term	Permanent	The 'no policy' would lead to uncertainty around the approach to development in small villages and could lead to inappropriate scales of development- higher or lower levels. The impacts are therefore hard to determine.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.3 Housing Development in the Countryside

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Providing some development in the countryside will support social connections in rural communities, although development opportunities will be very limited.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain.
Health and Wellbeing				
3. To improve the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
health of the population overall and reduce health inequalities				
4. To improve the quality of where people live and work	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Providing some development in the countryside will support social connections in rural communities, although development opportunities will be very limited.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Likely to result in the loss of limited greenfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Likely to result in the loss of limited greenfield sites with potential for loss of biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Likely to result in the loss of limited greenfield sites.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Long term	permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside. Some limited housing would still be delivered but impacts are more uncertain. Lack of services in countryside areas means that residents will need to travel further

SA Objective	Effect	Timescale	Permanence	
				afield to access essential services and facilities. These journeys are likely to be made by car.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Landscape and biodiversity impacts will need to be dealt with through the development management process on a site by site basis.			

SCLP5.4 Housing in Clusters in the Countryside

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements outside the settlement boundaries.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements outside the settlement boundaries. Limiting scope to sustain existing rural communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements outside the settlement boundaries.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements outside the settlement boundaries.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements

SA Objective	Effect	Timescale	Permanence	
				outside the settlement boundaries.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements outside the settlement boundaries.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	The 'no policy' option would rely on policies within the NPPF. This would not provide clarity around the local approach to housing in the countryside and could limit the delivery of small scale residential development in rural settlements with poor access to services.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None Identified.			

SCLP5.5 Conversions of Buildings in the Countryside for Housing

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements	-?	Long term	Permanent	The 'no policy' option would limit the conversion of buildings to

SA Objective	Effect	Timescale	Permanence	
of the whole community				residential and therefore limit opportunities for housing in the countryside.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				

SA Objective	Effect	Timescale	Permanence	
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	The 'no policy' option could result in unused building in the countryside falling into disrepair when no alternative uses can be found for them. This could result in the loss of buildings with heritage value.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The 'no policy' option could result in unused building in the countryside falling into disrepair when no alternative uses can be found for them. This could result in the loss of buildings with landscape value. Although the impact of increased residential activity in the countryside will be limited.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	The 'no policy' option would limit the conversion of buildings to residential and therefore limit opportunities for housing in the countryside poorly connected to services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.6 Rural Workers Dwellings

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				

SA Objective	Effect	Timescale	Permanence	
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	Permanent	Potential for dwellings to be converted to market homes if no restrictions are in place, would increase the availability of market housing but not in sustainable locations.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	In the long-term there is potential for creating dwellings (through conversion) in isolated locations with poor access to services and facilities increasing car reliance.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Could result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	In the long-term there is potential for creating dwellings (through conversion) in isolated locations with poor access to services and facilities increasing car reliance.
11. To reduce vulnerability to climatic events and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	Could result in the loss of greenfield land which may have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	The policy requires proposals for demonstrate that the dwelling has been designed minimise impact on the surrounding countryside.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	Permanent	Potential for dwellings to be converted to market homes if no restrictions are in place. This could adversely affect the rural economy and the availability of staff to support farms.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	Permanent	In the long-term there is potential for creating dwellings (through conversion) in isolated locations with poor access to services and facilities increasing car reliance.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.7 Infill and Garden Development

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	The 'no policy' options will reduce certainty around local requirements. Opportunities to deliver new residential development within the more built up areas of the district will remain, but the scale of delivery will be very small.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	?	Long term	Permanent	National planning policy has regard to residential amenity, but at a very broad level. The 'no policy' options will reduce certainty around local requirements.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+?	Long term	Permanent	The 'no policy' options will reduce certainty around local requirements. Opportunities to deliver new residential development within the more built up areas of the district will remain, which can deliver housing close to existing services and facilities reducing the need to travel.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	The 'no policy' options will reduce certainty around local requirements. Opportunities to deliver new residential development within the more built up areas of the district will remain, which could have an impact on townscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The 'no policy' options will reduce certainty around local requirements. Opportunities to deliver new residential development within the more built up areas of the district will remain, which could help

SA Objective	Effect	Timescale	Permanence	
				support local services and facilities.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	Permanent	The 'no policy' options will reduce certainty around local requirements. Opportunities to deliver new residential development within the more built up areas of the district will remain, which can deliver housing close to existing services and facilities reducing the need to travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Wording could be including in the design and landscape polices to mitigate the impact of in-fill development on townscape.			

SCLP5.8 Housing Mix

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	--	Long term	Permanent	Size and type of homes would not be provided in response to identified district or local level need, as identified in the Strategic Housing Market Assessment (SHMA). The delivery of accessible and adaptable homes would be less likely. As would the provision of sheltered and extra care housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The delivery of accessible and adaptable homes would be less likely. As would the provision of sheltered and extra care housing.
4. To improve the quality of where people live and work	-	Long term	Permanent	Size and type of homes would not be provided in response to identified district or local level need,

SA Objective	Effect	Timescale	Permanence	
				as identified in the Strategic Housing Market Assessment (SHMA). The delivery of accessible and adaptable homes would be less likely. As would the provision of sheltered and extra care housing.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.9 Self Build and Custom Build

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-	Long term	Permanent	Plots are much less likely to be available to those members of the community wishing to self or custom build their home.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	Permanent	Plots are much less likely to be available to those members of the community wishing to build homes to their individual requirements.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.10 Affordable Housing on Residential Developments

Option 1: In the AONB, requires affordable housing on sites of more than 5 dwellings.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The provision of affordable housing will contribute to mixed and balanced communities. This option increases the likelihood of delivering affordable housing in the more rural areas of the district.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	This policy will deliver affordable housing of different tenures in response to housing need identified in the SHMA and will increase the affordability of housing. This option increases the likelihood of delivering affordable housing in the more rural areas of the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Long term	Permanent	The increased provision of affordable housing provides greater choice for those in housing need.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and estuaries				
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
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SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Long term	Permanent	Market housing is unlikely to deliver housing which is affordable to all groups of the community and this would result in unbalanced communities
Housing				
2. To meet the housing requirements of the whole community	--	Long term	Permanent	Market housing would not be affordable to all and some groups will not be able to house themselves.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	Permanent	Market housing is unlikely to deliver housing which is affordable to all groups of the community and this would result in unbalanced communities
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	Affordable housing would need to be provided through means such as Council developments or Housing Associations. It is unlikely this will be sufficient to meet the need identified in the SHMA			

SCLP5.11 Affordable Housing on Exception Sites

Option 1: To not allow any market housing on affordable housing exception sites.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Long term	Permanent	The provision of affordable housing will contribute to mixed and balanced communities and help meet local housing need. In some cases this option will increase the delivery of affordable housing with sites coming forward for 100% affordable housing. However, if removing the option to deliver some market housing means that exception sites are not viable, then this option could stifle the delivery of affordable housing.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	In some cases this option will increase the delivery of affordable housing with sites coming forward for 100% affordable housing. However, if removing the option to deliver some market housing means that exception sites are not viable, then this option could stifle the delivery of affordable housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Long term	Permanent	In some cases this option will increase the delivery of affordable housing with sites coming forward for 100% affordable housing. However, if removing the option to deliver some market housing means that exception sites are not viable, then this option could stifle the delivery of affordable housing. This

SA Objective	Effect	Timescale	Permanence	
				could disproportionately affect the availability of affordable housing in rural areas.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	+?	Long term	Permanent	If removing the option to deliver

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				some market housing means that exception sites are not viable, then there could be a decline in these sites coming forward. This would limit development outside the settlement boundaries in rural areas and protect the landscape character
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Affordable housing would need to be provided through means such as Council developments or Housing Associations. It is unlikely this will be sufficient to meet the need identified in the SHMA			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	--	Long term	Permanent	The 'no policy option' would remove certainty around the requirements to be met when delivery affordable housing schemes on edge of settlement boundaries. This would limit the sites available for the delivery of affordable housing, particularly in the most rural areas of the district.
Housing				

SA Objective	Effect	Timescale	Permanence	
2. To meet the housing requirements of the whole community	--	Long term	Permanent	The 'no policy option' would remove certainty around the requirements to be met when delivery affordable housing schemes on edge of settlement boundaries. This would limit the sites available for the delivery of affordable housing, particularly in the most rural areas of the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	Permanent	The 'no policy option' would remove certainty around the requirements to be met when delivery affordable housing schemes on edge of settlement boundaries. This would limit the sites available for the delivery of affordable housing, particularly in the most rural areas of the district.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
vulnerability to climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The 'no policy option' would remove certainty around the requirements to be met when delivery affordable housing schemes on edge of settlement boundaries. This could limit the development of housing schemes in the countryside and therefore protect landscape character, but it could also result in inappropriate development as the requirement to retain or enhance the character and setting of the existing settlement would be lost.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Landscape policies elsewhere in the plan could include the requirement to retain or enhance the character and setting of the existing settlement.			

SCLP5.12 Houses in Multiple Occupation

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Long term	Permanent	Without a policy to determine planning applications against and the reliance would be primarily on the Residential Amenity policy which does not cover issues specific to HMOs. This would create uncertainty around the delivery of this kind of housing which often contributes to the availability of low cost housing.
Housing				
2. To meet the housing requirements of the whole community	?	Long term	Permanent	Without a policy to determine planning applications against and the reliance would be primarily on the Residential Amenity policy which does not cover issues specific to HMOs. This would create uncertainty around the delivery of this kind of housing which often contributes to the availability of low cost housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				

SA Objective	Effect	Timescale	Permanence	
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.13 Residential Annexes

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Long term	Permanent	Potentially restricting annexes could reduce the limit the opportunity to family members to be close together when they get older.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	Permanent	Potentially restricting annexes could reduce the limit the opportunity to family members to be close together when they get older this could increase pressure on specialist housing provision.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Long term	Permanent	Potentially restricting annexes could reduce the limit the opportunity to family members to be close together when they get older this could increase pressure on specialist housing provision and support services.
4. To improve the	-	Long term	Permanent	Potentially restricting annexes could

SA Objective	Effect	Timescale	Permanence	
quality of where people live and work				reduce the limit the opportunity to family members to be close together when they get older.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.14 Extensions to Residential Curtilages

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	The 'no policy' option would rely on national policy. However, as the NPPF does not contain specific criteria a lack of local policy would lead to uncertainty Specific effects area hard to determine.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The 'no policy' option would rely on national policy. However, as the NPPF does not contain specific criteria a lack of local policy would lead to uncertainty Specific effects area hard to determine.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP5.15 Residential Moorings, Jetties and Slipways

Option 1: To support provision of new houseboats along the estuary.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	A more supportive approach would help meet the need identified in the supporting text.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	A more supportive approach would not reflect the environmental sensitivities of the estuaries and could lead to increased recreational pressure on protect European sites.
Cultural Heritage				
14. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	A more supportive approach would not reflect the environmental sensitivities of the estuaries.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole	?	Long term	Permanent	The 'no policy' option would lead to uncertainty as the policy is not covered comprehensively in the

SA Objective	Effect	Timescale	Permanence	
community				NPPF. It is not clear if the need identified in the supporting text would be met under this option.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	--?	Medium term	Permanent	The 'no policy' option would lead to uncertainty as the policy is not covered comprehensively in the NPPF. This would lead to uncertain outcomes for the estuaries and could put them at risk from inappropriate uses and scale of development.
Biodiversity				

SA Objective	Effect	Timescale	Permanence	
13. To conserve and enhance biodiversity and geodiversity	--?	Medium term	Permanent	The 'no policy' option would lead to uncertainty as the policy is not covered comprehensively in the NPPF. This would lead to uncertain outcomes for the estuaries and could put them at risk from inappropriate uses and scale of development.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--?	Medium term	Permanent	The 'no policy' option would lead to uncertainty as the policy is not covered comprehensively in the NPPF. This would lead to uncertain outcomes for the estuaries and could put them at risk from inappropriate uses and scale of development.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation	Text within the landscape and biodiversity policy could limited the scale of			

SA Objective	Effect	Timescale	Permanence	
Measures	uses along the estuaries to protect character.			

SCLP5.16 Residential Caravans and Mobile Homes

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	Permanent.	The 'no policy' option would reduce certainty around the council's approach and not provide the necessary development management criteria to determine applications. This could impact on the delivery of new residential caravans and mobile homes for permanent occupation
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
emissions of greenhouse gases from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	None identified.			

SCLP5.17 Gypsies, Travellers and Travelling Showpeople

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Long term	Permanent	This option could result in a lack of authorised pitches which would be harmful to integrating mixed and balanced communities.
Housing				
2. To meet the housing requirements of the whole community	-	Long term	Permanent	This could result in insufficient authorised pitches to meet the need identified by the Gypsy and Traveller Accommodation Needs Assessment
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Long term	Permanent	A lack of criteria-based policy to steer the location of sites could result in sites with poor access to health care.
4. To improve the quality of where people live and work	-?	Long term	Permanent	A lack of criteria-based policy to support the delivery of new sites will lead to increased unauthorised encampments.
Education				
5. To improve levels of education and skills in the population overall	-?	Long term	Permanent	A lack of criteria-based policy to steer the location of sites could result in sites with poor access to education.
Water				
6. To conserve and enhance water quality and resources	-?	Long term	Permanent	A lack of criteria-based policy to support the delivery of new sites will lead to increased unauthorised encampments with inadequate water and sewerage provision.
Air				
7. To maintain and where possible	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
improve air quality				
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	-?	Long term	Permanent	A lack of criteria-based policy to support the delivery of new sites will lead to increased unauthorised encampments with inadequate waste disposal provision.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Tourism

SCLP6.1 Tourism

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The 'no policy' option would provide less certainty around the requirements to undertake biodiversity and habitat assessments.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	The 'no policy' option would not provide clarity around the council's approach to tourism in the district. This could undermine the tourist economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	Biodiversity and habitat assessments could be required as part of other policies.			

SCLP6.2 Tourism Destinations

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Long term	permanent	The 'no policy' option would not provide certainty around the council's approach to tourist attractions. Tourism is a key sector of the local economy and therefore relying on national policy would enable proposals to be considered on their merits which would bring greater flexibility to the decision making process. However, as the variety of attractions across the district is varied and there are many environmental challenges and capacity issues these would not be adequately considered through a national policy
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: have a specific policy which relates to individual attractions.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the

SA Objective	Effect	Timescale	Permanence	
mineral resources				opportunities that could be realised at each site, along with the constraints facing them.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them.
12. To safeguard the integrity of the coast and estuaries	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	A specific policy would allow the Local Plan to fully identify the opportunities that could be realised at each site, along with the constraints facing them. However, it is not considered appropriate to include specific policies as the Local

SA Objective	Effect	Timescale	Permanence	
				Plan needs to be flexible enough adapt to changing market circumstances over the plan period and this can be achieved through a broader policy considering the entire district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP6.3 Tourism Development within the AONB and Heritage Coast

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and	--	Long term	Permanent	The 'no policy' option would not reflect the greater protection given to the AONB and would not set out any specific requirements to be met by new tourism development in the

SA Objective	Effect	Timescale	Permanence	
townscapes				AONB.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP6.4 Tourism Outside of the AONB

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	The 'no policy' option, doesn't provide clarity as the Council's approach to tourism development outside the AONB. There would be no specific criteria to be met by new tourist development.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP6.5 New Tourist Accommodation

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
reduce health inequalities				
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	-?	Medium term	Permanent	Tourist accommodation development, including large scale schemes, could potentially take place in areas vulnerable to flooding, with no specific policy requirements to mitigate that.
12. To safeguard the integrity of the coast and estuaries	-?	Medium term	Permanent	Tourist accommodation development, including large scale schemes, could potentially take place in areas where development would be detrimental to the integrity of the coast and estuaries.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	Tourist accommodation development, including large scale schemes, could potentially take place in areas where development would be detrimental to the character of the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	permanent	The policy supports the tourism economy in the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The option would still allow proposals to be located within settlement boundaries and increased visitors could help support the viability of retail business in those existing settlements.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	National policy is supportive of economic generating opportunities such as tourist accommodation and these could be balanced against environmental and social considerations.			

Option 2: To restrict proposals to locations within existing settlement boundaries and strictly limit proposals which come forward outside of these locations.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and geodiversity				
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	The option would still allow proposals to be located within settlement boundaries which could help protect the character of the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	Taking an approach which limits opportunities may restrict the range of tourist accommodation that is provided across the district and therefore reduce the overall economic contribution from the tourism sector.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The option would still allow proposals to be located within settlement boundaries and increased visitors could help support the viability of retail business in those existing settlements.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	Directing opportunities to areas which are well related to existing communities and services within settlement boundaries will ensure that all proposals are well served by appropriate infrastructure.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified			

SCLP6.6 Existing tourist accommodation

Option 1: Remove the requirement for a sustained period of marketing from the policy.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	Existing tourist accommodation supports the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option would allow quicker change of use to residential.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	?	Long term	permanent	By removing this restriction, the Local Plan would enable the change of use to happen faster and therefore not result in a “redundant” or “abandoned” use for 12 months. This option would ensure that change of use from tourism accommodation would provide the landowner greater control over their property. However this option may lead to a rapid loss of tourism accommodation across the district.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy supports the tourism economy in the district.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Long term	permanent	This option may lead to a rapid loss of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.

SA Objective	Effect	Timescale	Permanence	
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option would allow quicker change of use to residential.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	permanent	This option would allow quicker change of use to residential therefore not result in a "redundant" or "abandoned" use for 12 months. This option would ensure that change of use from tourism accommodation would provide the landowner greater control over their property. However this option may lead to a rapid loss of tourism accommodation across the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	-	Long term	permanent	This option may lead to a rapid loss

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				of tourism accommodation across the district which in turn would result in a greater number of residential properties in locations which are not considered suitable for residential uses due to their isolated/remote locations.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Transport

SCLP7.1 Sustainable Transport

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-?	Long term	permanent	Not supporting sustainable transport measures may make employment opportunities less accessible to those without a car.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	--?	Medium term	Permanent	Not supporting sustainable transport measures will increase reliance on the private car which could impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	--?	Medium term	Permanent	Not supporting sustainable transport measures will increase reliance on the private car which could impact increase emissions.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Long term	permanent	Not supporting sustainable transport measures may make employment opportunities less accessible to those without a car.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	--	Long term	permanent	Not supporting sustainable transport measures is likely to make services and facilities less accessible.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	Increased use of electric vehicles may mitigate the effects of increased journeys by car, but infrastructure (charging points) will need to be delivered to support that.			

SCLP7.2 Parking Proposals and Standards

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
greenhouse gases from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium term	Permanent	The 'no policy' option wouldn't provide certainty for developers around parking requirements in the district. National policy would not provide sufficient detail to determine applications in a local context.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
needs of current and future generations				
Potential Mitigation Measures	None identified.			

Community Facilities and Assets

SCLP8.1 Community Facilities and Assets

Option 1: Only protect community facilities and assets which are designated as assets of community value.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation. This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
Housing				
2. To meet the housing requirements of the whole community	+	Short term	Permanent	This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation thereby having a positive impact on mental health. This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
4. To improve the quality of where people live and work	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation. This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				

SA Objective	Effect	Timescale	Permanence	
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan	+	Short term	Permanent	This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as

SA Objective	Effect	Timescale	Permanence	
area				employment.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Short term	Permanent	This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as retail.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Short term	Permanent	The availability of community facilities in existing settlements across the district reduces the need to travel. This option only provides limited protection and facilities that have less protection could be more easily converted to other uses such as housing.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation. This option increases the chances of community facilities being converted to other uses such as housing.
Housing				
2. To meet the housing requirements of the whole community	+	Short term	Permanent	This option increases the chances of community facilities being converted to other uses such as housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation thereby having a

SA Objective	Effect	Timescale	Permanence	
				positive impact on mental health. This option increases the chances of community facilities being converted to other uses such as housing.
4. To improve the quality of where people live and work	-	Short term	Permanent	The availability of community facilities is key to maintaining social connections, building a sense of community and reducing the risk of social isolation. This option increases the chances of community facilities being converted to other uses such as housing.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Short term	Permanent	This option increases the chances of community facilities being converted to other uses such as employment.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Short term	Permanent	This option increases the chances of community facilities being converted to other uses such as retail.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Short term	Permanent	The availability of community facilities in existing settlements across the district reduces the need to travel. This option increases the chances of community facilities being converted to other uses such as housing.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP8.2 Open Space

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and social exclusion				
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Short term	Permanent	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England and organisations such as Fields in Trust, but could expose some open spaces to change if use.
4. To improve the quality of where people live and work	-?	Short term	Permanent	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England and organisations such as Fields in Trust, but could expose some open spaces to change if use.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Medium term	Permanent	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England and organisations such as Fields in Trust. Lack of local policy could result in the loss of existing green spaces and increase visitors on designated sites of biodiversity importance.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Short term	Permanent	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that published by Sport England and organisations such as Fields in Trust, but could expose some open spaces to change if use.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	-?	Short term	Permanent	This approach would rely on the protection afforded to open space through national policy and other policy guidance such as that

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				published by Sport England and organisations such as Fields in Trust, but could expose some open spaces to change if use.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Identifying important green spaces through Neighbourhood Plans could provide additional protection for some open spaces.			

SCLP8.3 Allotments

Option 1: Only protect statutory allotments as they are afforded greater protection by national legislation.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-?	Short term	Permanent	This would affords protection to fewer allotments which could impact negatively on healthy lifestyles by reducing participation in outdoor activities.
4. To improve the quality of where people live and work	-?	Short term	Permanent	This would affords protection to fewer allotments which could impact negatively on healthy lifestyles by reducing participation in outdoor activities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Short term	Permanent	Although small in scale allotments provide land for food production and this option affords protection to fewer allotments and would not encourage the provision of new facilities.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	This option affords protection to fewer allotments and would not encourage the provision of new facilities. These could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Identifying community allotments through Neighbourhood Plans could provide additional protection.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community		n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Short term	Permanent	The 'no policy' option would not give specific protection to allotments which could result in the loss of facilities through redevelopment. It would not encourage any new provision.
4. To improve the quality of where people live and work	-	Short term	Permanent	The 'no policy' option would not give specific protection to allotments which could result in the loss of facilities through redevelopment. It would not encourage any new provision.

SA Objective	Effect	Timescale	Permanence	
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Short term	Permanent	Although small in scale allotments provide land for food production, The 'no policy' option would not give specific protection to allotments which could result in the loss of facilities through redevelopment. It would not encourage any new provision.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The 'no policy' option would not give specific protection to allotments which could result in the loss of facilities through redevelopment. These could have biodiversity value. It would not encourage any new provision.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Identifying allotments through Neighbourhood Plans could provide additional protection.			

SCLP8.4 Digital Infrastructure

Option 1: To strictly resist the provision of digital infrastructure in sensitive locations such as conservation areas, listed buildings or areas of distinct landscape character.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
housing requirements of the whole community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				

SA Objective	Effect	Timescale	Permanence	
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	This option would protect heritage assets from inappropriate development associated with digital infrastructure improvements.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium term	Permanent	This option would protect sensitive landscapes from inappropriate development associated with digital infrastructure improvements.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Short term	Permanent	The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district, an overly restrictive approach to new provision could limit growth.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Short term	Permanent	Inadequate digital infrastructure will reduce opportunities for home working and limiting the need to travel.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	--	Short term	Permanent	The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district; an overly restrictive approach to new provision could limit growth.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and geodiversity				
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Medium term	Permanent	A lack of local policy could lead to pressure on heritage assets from inappropriate development associated with digital infrastructure improvements.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent	A lack of local policy could lead to pressure on sensitive landscapes from inappropriate development associated with digital infrastructure improvements.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Short term	Permanent	The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district; A lack of local policy would lead to uncertainty around delivery.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	-	Short term	Permanent	Inadequate digital infrastructure will reduce opportunities for home working and limiting the need to travel. A lack of local policy would lead to uncertainty around delivery.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	--	Short term	Permanent	The provision of suitable digital infrastructure is critical to the delivery of a sustainable economy in the district; A lack of local policy would lead to uncertainty around delivery.
Potential Mitigation Measures	None identified.			

Climate Change

SCLP9.1 Low Carbon and Renewable Energy

Option 1: The Council will identify areas suitable for renewable or low carbon energy in the Local Plan or any Action Area Plan.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	n/a	n/a	This option safeguards residential amenity and safety and takes in to account impacts on the transport network. It also takes account of cumulative effects and ancillary infrastructure. This should avoid negative impacts from development.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	This option supports the delivery of renewable energy developments which will help reduce emissions.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	Most renewable energy development is likely to take place on greenfield sites. National planning policy encourages the use of brownfield and low grade agricultural sites for solar farms. Many of the technologies are

SA Objective	Effect	Timescale	Permanence	
				temporary in nature and the site can be restored when it is no longer required.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	This option supports the delivery of renewable energy developments which will help reduce emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	National planning policy requires consideration of biodiversity improvements around solar arrays. There may be some potential for negative impacts on biodiversity from some renewable energy developments over their life time.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	Landscape impacts could be taken into account when choosing suitable areas.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Long term	permanent	Renewable energy projects may provide jobs and employment for local businesses.
17. To maintain and enhance the vitality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and viability of town and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The policy could require biodiversity enhancements where practical as part of a renewable energy development.</p> <p>The policy could require sites to be restored to their former state when no longer needed which will preserve natural resources.</p> <p>Landscape impacts could be dealt with through the development management process.</p>			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	
4. To improve the quality of where people live and work	+	n/a	n/a	This option relies on national planning policy which identifies residential amenity and safety as issues to be addressed. This should avoid negative impacts from the developments.
Education				
5. To improve levels of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
education and skills in the population overall				
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	++	Medium term	Permanent	National planning policy aims to increase the amount of energy from renewable and low carbon sources which will reduce emissions.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Medium term	Permanent	Most renewable energy development is likely to take place on greenfield sites. National planning policy encourages the use of brownfield and low grade agricultural sites for solar farms. Many of the technologies are temporary in nature and the site can be restored when it is no longer required.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	++	Medium term	Permanent	National planning policy aims to increase the amount of energy from renewable and low carbon sources which will reduce emissions.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	National planning policy requires consideration of biodiversity improvements around solar arrays. There may be some potential for negative impacts on biodiversity from some renewable energy developments over their life time.
Cultural Heritage				
14. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	National planning policy on renewable energy development seeks to preserve the landscape and avoid harm. The landscape policy in the local plan can be used to control the landscape impact of proposals.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Long term	permanent	Renewable energy projects may provide jobs and employment for local businesses.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Biodiversity enhancements could be secured where practical as part of a renewable energy development. Sites should be restored to their former state when no longer needed which will preserve natural resources.			

SCLP9.2 Sustainable Construction

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and social exclusion				
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	Permanent	This option will rely on Building Regulations to reduce emissions. This will control energy consumption of new buildings but little else.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	This option offers little or no influence on use of materials
9. To promote the sustainable management of waste	-	Medium term	Permanent	This option offers little or no influence on use of materials or management of waste.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium term	Permanent	This option will rely on Building Regulations to reduce emissions. This will control energy consumption of new buildings but little else.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.3 Coastal Change Management Area

Option 1: Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No overall effect. This would restrict building new homes in areas at risk of coastal erosion, but the effect is considered to be minimal on meeting housing needs for the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Short term	Permanent	This option would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life and harmful psychological effects.
4. To improve the quality of where people live and work	+	Short term	Permanent	This option would prevent new residential development taking place in areas at risk of coastal erosion which could generate a risk to life.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives, generating unintended effects.
12. To safeguard the integrity of the coast and estuaries	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives, generating unintended effects.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	This option would protect sensitive coastlines from development which will maintain their coastal character.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Short term	Permanent	This option would help protect coastal communities and ensure the continued use of coastal areas for recreation and tourism.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Short term	Permanent	New residential development in areas at risk from coastal erosion will generate adverse psychological effects on the occupiers as well as a risk to life. Planning Practice Guidance prevents new residential development in Coastal Change Management Areas but these must be set out by the local plan.
4. To improve the quality of where people live and work	-	Short term	Permanent	New residential development in areas at risk from coastal erosion will generate adverse psychological effects on the occupiers as well as a risk to life. Planning Practice Guidance prevents new residential development in Coastal Change Management Areas but these must be set out by the local plan.
Education				
5. To improve levels of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
education and skills in the population overall				
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives and generate unintended effects.
12. To safeguard the integrity of the coast and estuaries	-	Short term	Permanent	This option would lead to an uncoordinated approach to coastal protection which could be detrimental delivery of the Shoreline Management Plan and its objectives, generating unintended effects.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				

SA Objective	Effect	Timescale	Permanence	
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Short term	Permanent	This option will allow development in coastal areas (such as tourism development) which can support the economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.4 Coastal Change Rollback or Relocation

Option 1: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-	Medium Term	Permanent	There is a risk that homes will be lost and not replaced under this option which would put more demand on the market. There is also a possibility that if the dwellings are replaced that they would be in unsuitable locations due to the lack

SA Objective	Effect	Timescale	Permanence	
				of clarity from relying solely on the NPPF.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium Term	Permanent	This option could mean that replacement development could occur in unsuitable locations due to the lack of clear guidelines that are put forward in the NPPF.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	-	Medium Term	Permanent	A no policy option would mean there is little local clarity on how communities can adapt to coastal change, which could lead to a loss of services or unsuitable development which may harm the character of coastal areas.
12. To safeguard the integrity of the coast	-	Medium Term	Permanent	A no policy option would mean there is little local clarity on how

SA Objective	Effect	Timescale	Permanence	
and estuaries				communities can adapt to coastal change, which could lead to a loss of services or unsuitable development which may harm the character of coastal areas.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium Term	Permanent	Habitats could be threatened by replacement development under this option.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium Term	Permanent	This option could lead to a loss of services and dwellings in coastal areas which may not be replaced, leading to a loss of character. Also, if the development is replaced in unsuitable areas due to the lack of clarity, than this would harm the quality of the areas affected.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Medium Term	Permanent	This option could lead to a loss of services in coastal areas and could reduce their viability.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
digital infrastructure available meets the needs of current and future generations				
Potential Mitigation Measures	The Settlement Boundaries policy will help prevent development taking place in the countryside.			

SCLP9.5 Flood Risk

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	?	Medium Term	Permanent	This option would prevent new residential development taking place in areas high risk of flooding which could reduce the land available for new houses, but it protects the long term sustainability of the new housing stock in the district.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	Medium Term	Permanent	This option would prevent new residential development taking place in areas at risk of flooding which could generate a risk to life.
4. To improve the quality of where people live and work	+	Medium Term	Permanent	This option would prevent new residential development taking place in areas at risk of flooding which could generate a risk to life.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Medium Term	Permanent	This option would prevent new residential development taking place in areas at risk of flooding which helps protect existing water quality.
Air				
7. To maintain and where possible	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
improve air quality				
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	++	Medium Term	Permanent	National policy would steer development away from areas at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				

SA Objective	Effect	Timescale	Permanence	
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.6 Sustainable Drainage Systems

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	++	Medium Term	Permanent	This option would rely on national planning policy to implement SuDs in new development. SuDs will help mitigate the risk of increased surface water flooding and maintain water quality.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	++	Medium Term	Permanent	This option would rely on national planning policy to implement SuDs in new development. SuDs will help mitigate the risk of increased surface water flooding and maintain water quality.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP9.7 Holistic Water Management

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and	+?	Medium	Permanent	National planning policy does not

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources		Term		specifically address Holistic Water Management. Therefore, this alternative policy would not provide any clarity and would not ensure that developments include holistic water management practices.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable levels of prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Natural Environment

SCLP10.1 Biodiversity and Geodiversity

Option 1: Developments of 10 or more dwellings or development that equates to 1,000 sq. m should include measures to create new habitats and enhance wildlife corridors.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+?	Short term	Permanent	Protecting biodiversity has benefits for landscapes associated with waterways. However, this approach wouldn't enable biodiversity enhancements to be required across all developments.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Short term	Permanent	This policy could help protect areas of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++?	Short term	Permanent	Although still supporting biodiversity enhancements, this option wouldn't enable opportunities to be taken for enhancements across all developments. However this approach could better reflect the fact that opportunities for enhancements are relevant to location as much as scale.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Short term	Permanent	Policy would still protect biodiversity which acts to also protect habitats and the landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+?	Short term	Permanent	Sites would be protected by national policy.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Short term	Permanent	Areas of biodiversity and geodiversity value are protected by national policy, however, non-statutory sites could be at greater risk as they have no direct

SA Objective	Effect	Timescale	Permanence	
				protection.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Areas of biodiversity and geodiversity value are protected by national policy, however, non-statutory sites could be at greater risk as they have no direct protection.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	Permanent	Areas of biodiversity and geodiversity value are protected by national policy, however, non-statutory sites could be at greater risk as they have no direct protection. This could have landscape character impacts.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP10.2 Visitor Management of European Sites

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				

SA Objective	Effect	Timescale	Permanence	
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	--	Short term	Permanent	Removal of the reference to the Recreational Avoidance and Mitigation Strategy could weaken the approach toward strategic mitigation. Many of the European sites within the district are Estuary areas. This option could lead to development having a significant adverse effect on these sites. This would be contrary to the Habitats Directive.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	--	Short term	Permanent	Removal of the reference to the Recreational Avoidance and Mitigation Strategy could weaken the approach toward strategic mitigation. This option could lead to development having a significant adverse effect on European sites. This would be contrary to the Habitats Directive.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance the quality and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP10.3 Environmental Quality

Option 1: No policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Medium term	Permanent	The lack of local policy setting out a clear commitment to ensuring a high quality environment across the district could lead to negative

Sustainability Objective	Effect	Timescale	Permanence	Comments
				environmental impacts which is inextricably linked health.
4. To improve the quality of where people live and work	-?	Medium term	Permanent	The lack of local policy setting out a clear commitment to ensuring a high quality environment across the district could lead to negative environmental impacts which are inextricably linked to quality of life.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	--	Medium term	Permanent	The policy seeks to minimise all forms of pollution and contamination and specifically seeks to secure improvements to water quality, and the achievement of Water Framework Directive objectives.
Air				
7. To maintain and where possible improve air quality	--?	Medium term	Permanent	The lack of local policy setting out a clear commitment to improving air quality, risks a detrimental impact on air quality. Air quality assessments could still be required through local validation requirements but without a clear policy requirement.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	--?	Medium term	Permanent	The lack of local policy setting out a clear commitment to protecting soil quality and minimising land contamination risks a detrimental impact on soil and mineral resources in the district. Proposals would be judged against national policy which prioritises the use of previously developed land and the protection of the best and most versatile agricultural land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Climate Change, Flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				

SCLP10.4 Landscape Character

Option 1: To update Special Landscape Areas based on up to date evidence of the types of landscapes and combinations of features.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	++	Short term	Permanent	This option would include protection for the sensitive estuary and coastal areas of the district.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	++	Short term	Permanent	Many of the most geological and ecological areas are located within the river tributary farmland and river valleys which would be protected by this policy option.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Short term	Permanent	This policy protects the setting of sensitive rural river valleys.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Short term	Permanent	Designated landscapes are protected by national policy, however, locally sensitive landscapes are not and would benefit from this policy protection.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Short term	Permanent	This policy will support the visitor economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified. The landscape impact of individual schemes will be dealt with through the development management process.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	Relying on national policy is unlikely to be strong enough to resist proposals that are not in keeping with local character or could adversely affect biodiversity if the damage is less than significant.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	Permanent	Relying on national policy is unlikely to be strong enough to resist proposals that are not in keeping with local character or could affect non-designated heritage features.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	Permanent	National guidance provides for the protection of designated landscapes and heritage assets but not for townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-?	Short term	Permanent	National guidance provides for the protection of designated landscapes but not for locally sensitive areas or townscapes which could adversely affect tourism in the area and jobs associated with the sector.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Designated landscapes are protected by landscape character, however, mitigation measures could be in place through alternative policies related to amenity and green infrastructure.			

SCLP10.5 Settlement Coalescence

Option 1: To emphasise gaps between settlements through other policies such as countryside policy, design and strategy.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Medium term	Permanent	This option may result in development not being located in areas that have the best access to services and facilities.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
improve air quality				
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium term	Permanent	This policy could protect greenfield sites between settlements.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+	Short term	Permanent	This policy will help protect greenfield areas adjacent to settlements that could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Short term	Permanent	This option could help protect the settings of historical assets located on the edges of settlements. .
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Short term	Permanent	This option will prevent smaller settlements from being subsumed thereby retaining their identity.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Selection of alternative sites in settlements where there are no coalescence issues could reduce risk to other areas.			

Option 2: No policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	This option could deliver in housing adjacent existing built up areas.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
improve air quality				
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Short term	Permanent	This option may result in the loss of greenfield areas adjacent to settlements.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	This option may result in the loss of greenfield areas adjacent to settlements that could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	Permanent	This option could result in the coalescence of settlements and have an adverse effect on the historical development patterns and sense of place.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Short term	Permanent	This option could result in the coalescence of settlements and have an adverse effect on the community and sense of place.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Short term	Permanent	This option could reduce the sense of place and correspondingly reduce the perception of the area and its contribution towards the local tourism offer.
17. To maintain and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance the vitality and viability of town and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Short term	Permanent	New development could facilitate improved pedestrian and cycle connections between settlements.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Settlement character could be protected with large-scale landscaping, public open space provision and tree/woodland planting to protect settlement boundaries in the long term.</p> <p>Selection of alternative sites in settlements where there are no coalescence issues could reduce risk to other area.</p> <p>Local Green spaces could be identified through Neighbourhood Plans where they are justified as being important to local communities.</p> <p>Rely on other policies in the local plan related to settlement character.</p>			

Built and Historic Environment SCLP11.1 Design Quality

Option 1: Place greater emphasis on the Building for life guidelines and expand the requirement to cover all developments, emphasising the need to avoid 'red outcomes'.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium term	Permanent	The policy ensures the delivery of good quality housing designed to meet a range of needs. Building for Life 12 seeks housing types and tenures that meet local needs.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	+	n/a	n/a	This policy safeguards residential amenity and Building for Life 12 promotes connectivity with communal spaces and sports facilities. The policy also promotes dementia friendly design.
4. To improve the quality of where people live and work	+	Medium term	Permanent	This option safeguards residential amenity and Building for Life 12 promotes connectivity with communal spaces and sports facilities
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+	Long term	Permanent	Building for Life 12 encourages sustainable modes of transport.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	+	Medium term	Permanent	The policy requires adequate provision for storage and collection of recycling.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
greenhouse gases from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires proposals to respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape, townscape and the local vernacular.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	The policy requires proposals to respond positively to, and demonstrate a good understanding of local character and distinctiveness, including landscape and townscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	The encouragement of employment uses in rural areas provides opportunities for a diversified economy and increased job provision across the district.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Medium term	Permanent	Building for Life 12 promotes good connections between housing and facilities and services and encourages sustainable modes of transport.
Digital Infrastructure				
19. To ensure that the digital infrastructure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
available meets the needs of current and future generations				
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	National planning policy seeks to protect residential amenity and promotes a network of green and open spaces.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	+?	Long term	Permanent	National planning policy encourages sustainable transport.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
emissions of greenhouse gases from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	National planning policy promotes protection of heritage assets.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	National Planning Policy seeks to promote good design in the townscape and landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	There is some encouragement of easy access to facilities in national planning guidance, but this is limited and lacks detail. National planning policy encourages sustainable transport.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.2 Residential Amenity

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+	Medium term	Permanent	National planning policy seeks to protect residential amenity. However the 'no policy' option would not provide a positive approach towards design quality.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	National planning policy seeks to protect residential amenity. However the 'no policy' option would not provide a positive approach towards design quality in a local context.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.3 Historic Environment

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++	Medium Term	Permanent	The effect of this option would not be significantly different from the preferred option in the Final Draft Local Plan as heritage assets are given protection in national planning policy.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	Permanent	This option will protect heritage assets which will in turn conserve and enhance the quality and distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.4: Listed Buildings

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long Term	Permanent	The removal of a Local Plan Policy dealing with listed buildings would mean there was no locally specific guidance on alterations to listed buildings. Listed buildings would continue to be protected under national legislation and applications affecting listed buildings would be determined using the NPPF but without any local context.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Listed buildings contribute to the quality and distinctiveness of landscapes and townscapes. The removal of a Local Plan Policy dealing with listed buildings would mean there was no locally specific guidance on alterations to listed buildings. Listed buildings would continue to be protected under national legislation and applications affecting listed buildings would be determined using the NPPF but without any local context.
Economy				
16. To achieve sustainable levels of prosperity and growth	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Listed buildings would continue to be protected under national legislation and applications affecting listed buildings would be determined using the NPPF but without any local context.			

SCLP11.5 Conservation Areas

Option 1: Apply Article 4 Directions to all Conservation Areas within the district and revoke permitted development rights

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium Term	Permanent	Although this option would allow for tighter control of development within Conservation Areas, it would

SA Objective	Effect	Timescale	Permanence	
				also inhibit or discourage development from coming forward in Conservation Areas, which could impact on those residents living in Conservation Areas.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	++?	Medium Term	Permanent	This option would allow for tighter control of development within Conservation Areas, it would also inhibit or discourage development from coming forward in Conservation Areas.
Landscape				

SA Objective	Effect	Timescale	Permanence	
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
inequalities				
4. To improve the quality of where people live and work	-?	Medium Term	Permanent	Although this option would allow for tighter control of development within Conservation Areas, it would also inhibit or discourage development from coming forward in Conservation Areas, which could impact on those residents living in Conservation Areas.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and	-?	Medium Term	Permanent	National planning policy provides protection for all heritage assets including conservation areas.

SA Objective	Effect	Timescale	Permanence	
assets of historical and archaeological importance				However, without a local policy the integrity of conservation areas could be impacted.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.6 Non-Designated Heritage Assets

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate	--	Medium Term	Permanent	Removal of this policy would mean that there is no Local Plan policy to

SA Objective	Effect	Timescale	Permanence	
enhance areas and assets of historical and archaeological importance				protect locally listed buildings, which are an important part of the historic environment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Removal of this policy means that there will be no Local Plan policy to protect locally listed buildings, which are an important part of local landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.7 Archaeology

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
of the whole community				
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and	--	Medium	Permanent	Removal of the Local Plan

SA Objective	Effect	Timescale	Permanence	
where appropriate enhance areas and assets of historical and archaeological importance		Term		archaeology policy would mean that there is no locally specific protection for archaeological remains that are found within the District.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Removal of the Local Plan archaeology policy would mean that there is no locally specific protection for archaeological remains that are found within the District. This could impact negatively on landscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP11.8 Parks and Gardens of Historic or Landscape Interest

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				

SA Objective	Effect	Timescale	Permanence	
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Medium Term	Permanent	This would rely on other policies relating to designated and non-designated heritage assets to provide the same level of protection to these parks and gardens. A lack of local policy, in this respect, could lead to the loss of parks and gardens of local significance.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	This would rely on other policies relating to designated and non-designated heritage assets to provide the same level of protection to these parks and gardens. A lack of local policy, in this respect, could lead to the loss of parks and gardens of local significance.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Add reference to parks and gardens of historic interest in other heritage policies.			

SCLP11.9 Areas to be Protected from Development

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Medium term	Permanent	Areas to be protected from development provide greater certainty over particular areas that are important to local communities. The 'no policy' option would not reflect this.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium term	Permanent	The 'no policy' option could lead to the loss of greenfield areas within or adjacent to settlements.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	The 'no policy' option could lead to the loss of greenfield areas within or adjacent to settlements which could have biodiversity value.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Medium term	Permanent	The 'no policy' option could impact on the setting of heritage assets within or on the edges of settlements.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	The 'no policy' option could impact negatively on those areas that make a positive contribution to the setting or character of settlements.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
future generations				
Potential Mitigation Measures	None identified.			

SCLP11.10 Newbourne- Former Land Settlement Association Holdings

Option 1: Retain policy as written in site allocations

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Medium term	Permanent	This option would retain the current policy which limits development in Newbourne. This would protect greenfield land in the area.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	+?	Medium term	Permanent	This option would retain the current policy which limits development in Newbourne. This would protect greenfield land in the area.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Medium term	Permanent	This option would retain the current policy which limits development in Newbourne. This would protect greenfield land in the area which could protect biodiversity.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Medium term	Permanent	This option would retain the current policy which limits development in Newbourne. This would protect the original land holdings as set up by the Land Settlement Association and the distinctive townscape of historical interest.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium term	Permanent	This option would retain the current policy which limits development in Newbourne. This would protect the original land holdings as set up by the Land Settlement Association and the distinctive townscape.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

Option 2: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Medium term	Permanent	The 'no policy' option would not reflect the unique characteristics of Newbourne.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Medium term	Permanent	The 'no policy' option would not reflect the unique characteristics of Newbourne.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	The 'no policy' option would not reflect the unique characteristics of Newbourne.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Requirements within the landscape and/ or heritage policy could reflect the unique circumstances in Newbourne.			

Area Specific Strategies
SCLP12.1 Neighbourhood Plans
Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	--	Long term	permanent	The NPPF requires Local Plans to identify housing figures for designated Neighbourhood Plan areas, and therefore not having a policy would be inconsistent with the NPPF.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	None identified.			

SCLP12.2 Strategy for Felixstowe

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	permanent	Although housing would still be delivered under this option, opportunities to target that development to meet the particular requirements of Felixstowe would be missed.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Felixstowe. Opportunities for development to respond to the local characteristics and opportunities within Felixstowe would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Felixstowe, this would include opportunities to enhance the traditional seaside character of Felixstowe.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Felixstowe would be missed. This could include opportunities to enhance the traditional seaside character of Felixstowe.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Felixstowe would be missed. This could include opportunities to enhance the existing landscape and townscape character in Felixstowe.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
sustainable travel of transport and ensure good access to services.				
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications within Felixstowe.			

SCLP12.3 North Felixstowe Garden Neighbourhood

Option 1: To incorporate a lower number of dwellings (total of 1,500 dwellings including the 560 permitted at Candlet Road).

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including employment), but the precise impact is hard to define.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	This option requires the provision of up to 1500 new dwellings, which is a scale sufficient to provide a mix of dwelling types, sizes and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including community and healthcare facilities), but the precise impact is hard to define.
4. To improve the quality of where people live and work	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including community facilities), but the precise impact is hard to define.
Education				
5. To improve levels of education and skills in the population overall	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including education facilities), but the precise impact is hard to define.

SA Objective	Effect	Timescale	Permanence	
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	Development of this scale would result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Medium/long term	Permanent	The site is in close proximity to the Coast and Estuaries. There is currently a 'hold the line' policy in Felixstowe. There is risk of increased recreational activity on surrounding SPAs which would still need to be mitigated.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	There is risk of increased recreational activity on surrounding SPAs which would still need to be mitigated.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and	-	Medium/long term	Permanent	The site is within close proximity to the AONB.

SA Objective	Effect	Timescale	Permanence	
townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including employment), but the precise impact is hard to define.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/long term	Permanent	The policy directs new housing development to Felixstowe, where there is a good range of services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	A mix of uses should be required on the site; this could include education, healthcare, and community facilities as well as employment land. Accessible natural green space to be provided as part of any scheme in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy. Site layout and design should take account of the proximity of the AONB.			

Option 2: To incorporate a higher number of dwellings

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including employment), but the land available for non housing uses could be limited therefore the precise impact is hard to define.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	This option would require over 2,000 dwellings to be provided, which is a scale sufficient to provide a mix of dwelling types, sizes and tenures.

SA Objective	Effect	Timescale	Permanence	
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including community and healthcare facilities), but the land available for non housing uses could be limited therefore the precise impact is hard to define.
4. To improve the quality of where people live and work	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including community facilities), but the land available for non housing uses could be limited therefore the precise impact is hard to define.
Education				
5. To improve levels of education and skills in the population overall	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including education facilities), but the land available for non housing uses could be limited therefore the precise impact is hard to define.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	Development of this scale would result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the	-?	Medium/	Permanent	The site is in close proximity to the

SA Objective	Effect	Timescale	Permanence	
integrity of the coast and estuaries		long term		Coast and Estuaries. There is currently a 'hold the line' policy in Felixstowe. There is risk of increased recreational activity on surrounding SPAs which would need to be mitigated.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	--?	Medium/long term	Permanent	This option increases the number of dwellings on site which increases the risk of recreational activity on surrounding SPAs. Incorporating a higher level of dwellings would provide fewer opportunities for green infrastructure on the site
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--?	Medium/long term	Permanent	The site is within close proximity to the AONB. Incorporating a higher level of dwellings would provide fewer opportunities for green infrastructure on the site and would likely provide less of a buffer with the AONB to the north of the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium/long term	Permanent	Development of this scale, is still likely to be able to provide a mix of uses within the site (including employment), but the land available for non housing uses could be limited therefore the precise impact is hard to define.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/long term	Permanent	The policy directs new housing development to Felixstowe, where there is a good range of services and facilities.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Increasing residential densities on the site would allow for the delivery of a mix of uses alongside a higher quantity of housing; additional uses could include education, healthcare, and community facilities as well as employment land.</p> <p>Increased densities could also allow for the delivery of accessible natural green space as part of any scheme in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy. Site layout and design should take account of the proximity of the AONB.</p>			

Option 3: To provide for development in Felixstowe on a number of smaller sites around the town.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	-	Medium/long term	Permanent	There are not sufficient alternative suitable, available and deliverable sites to accommodate this level of growth without allowing significant change of use from employment to residential. This will reduce the availability of employment land and impact on the availability of jobs in the local economy.
Housing				
2. To meet the housing requirements of the whole community	--	Medium/long term	Permanent	There are not sufficient alternative suitable, available and deliverable sites to accommodate this level of growth, and this approach would not provide opportunities to secure infrastructure improvements (e.g. provision of a new leisure centre).
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Medium/long term	Permanent	This approach would not provide opportunities to secure infrastructure improvements (e.g. provision of a new leisure centre).
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	This approach would not provide opportunities to secure infrastructure improvements (e.g. provision of a new leisure centre).
Education				
5. To improve levels of	-	Medium/long term	Permanent	This approach would not provide

SA Objective	Effect	Timescale	Permanence	
education and skills in the population overall		long term		opportunities to secure infrastructure improvements.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium/long term	Permanent	This approach would increase the likelihood of delivering development on brownfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Medium/long term	Permanent	The settlement of Felixstowe is in close proximity to the Coast and Estuaries. There is currently a 'hold the line' policy in Felixstowe. There is risk of increased recreational activity on surrounding SPAs which would need to be mitigated. Although without identifying specific sites, the impacts are hard to identify.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	--	Medium/long term	Permanent	There is risk of increased recreational activity on surrounding SPAs. Spreading development across a range of smaller sites make the provision of adequate accessible alternative greenspace less likely.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
importance				
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Medium/long term	Permanent	There are not sufficient alternative suitable, available and deliverable sites to accommodate this level of growth without allowing significant change of use from employment to residential. This will reduce the availability of employment land and impact on the local economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/long term	Permanent	The policy directs new housing development to Felixstowe, where there is a good range of services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Developments should contribute to Suffolk Recreational Avoidance and Mitigation Strategy. No mitigation for the lack of available sites.			

SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP12.5 Land at Brackenbury Sports Centre

See Appendix D for appraisals of Alternative sites.

SCLP12.6 Land at sea Road, Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP 12.7 Port of Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP12.8 Land at bridge Road, Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP12.9 Land at Carr Road/ Langer Road, Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP12.10 Land at Haven Exchange, Felixstowe

See Appendix D for appraisals of Alternative sites

SCLP12.11 Felixstowe Ferry and Golf Course

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry and the Golf Course make to the area.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance soil and mineral resources				
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	permanent	The 'no policy' option would not acknowledge the need for the Local Plan to take a co-ordinated approach with the Deben Estuary Plan.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry and the Golf Course make to the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry and the Golf Course make to the area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				

SA Objective	Effect	Timescale	Permanence	
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.12 Felixstowe Ferry Golf Club to Cobbolds Point *Option 1: No Policy*

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry Golf Club to Cobbolds Point and the Golf Course make to the area.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				

SA Objective	Effect	Timescale	Permanence	
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry Golf Club to Cobbolds Point and the Golf Course make to the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that Felixstowe Ferry Golf Club to Cobbolds Point and the Golf Course make to the area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and retail centres				
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.13 Cobbolds Point to Spa Pavilion

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Gardens make to the area.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and resources				
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Medium term	Permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Gardens make to the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium term	Permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Gardens make to the area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Medium term	Permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Gardens make to the area- including the tourist and visitor economy.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	-	Medium term	Permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Gardens make to the area- including the tourist and visitor economy in the town.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.14 Spa Pavilion to Manor Park

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Pavilion to Manor Park area makes to the area.
Education				
5. To improve levels of	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
education and skills in the population overall				
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Pavilion to Manor Park area makes to the area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Pavilion to Manor Park area makes to the area.
Economy				

SA Objective	Effect	Timescale	Permanence	
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Spa Pavilion to Manor Park area makes to the area. Particularly in terms of impacts on the tourist and visitor economy.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.15 Manor Park to Languard

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Martello

SA Objective	Effect	Timescale	Permanence	
				Tower to Languard area make to the wider area.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Martello Tower to Languard area make to the wider area, including the wildlife reserve and a Site of Special Scientific Interest.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Martello Tower to Languard area make to the wider area- including the scheduled

SA Objective	Effect	Timescale	Permanence	
importance				monument.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	permanent	The 'no policy' option would not acknowledge the valuable contribution that the Martello Tower to Languard area make to the wider area- including the scheduled monument. In particular, the shingle spit and Languard Fort are important to the quality and local distinctiveness of landscapes and townscapes.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Medium term	Permanent	The 'no policy option' would not recognise the opportunities presented through future development at Felixstowe Port.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	None identified.			

SCLP12.16 Felixstowe Leisure Centre

See Appendix D for appraisals of Alternative sites.

SCLP12.17 Tourism Accommodation in Felixstowe

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				

SA Objective	Effect	Timescale	Permanence	
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-	Long term	permanent	The 'no policy' option would not provide sufficient clarity on where holiday accommodation would be supported in Felixstowe. This could lead impact on the availability of sites to deliver new housing.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and estuaries				
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	The 'no policy' option would not provide sufficient clarity on where holiday accommodation would be supported in Felixstowe. This could have a detrimental impact on the tourism economy in the Felixstowe.
17. To maintain and enhance the vitality and viability of town and retail centres	-	Long term	permanent	The 'no policy' option would not provide sufficient clarity on where holiday accommodation would be supported in Felixstowe. This could have a detrimental impact on the tourism economy in the Felixstowe.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Wording within the tourism policies could address issues specific to Felixstowe.			

SCLP12.18 Strategy for Communities Surrounding Ipswich

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the communities around Ipswich. Opportunities for development to respond to the local characteristics and opportunities within the area would be lost.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the communities around Ipswich. Opportunities for development to respond to the local characteristics and opportunities within the area would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the communities around Ipswich. Opportunities for development to respond to the local characteristics and opportunities within the area would be lost.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the communities around Ipswich. Opportunities for development to respond to the local characteristics and opportunities within the area would be lost.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the communities around Ipswich. Opportunities for development to respond to the local characteristics and opportunities within the area would be lost.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications in the communities around Ipswich.			

SCLP12.19 Brightwell Lakes

See Appendix D for appraisals of Alternative sites.

SCLP12.20 Land at Felixstowe Road

See Appendix D for appraisals of Alternative sites.

SCLP12.21 Ransomes, Nacton Heath

See Appendix D for appraisals of Alternative sites

SCLP12.22 Recreation and Open Space in Rushmere

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Short term	Permanent	The policy provides clarity in relation important open spaces which would not be specifically defined or addressed elsewhere.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Short term	Permanent	The policy provides clarity in relation to important open spaces which would not be specifically defined or addressed elsewhere.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	The policy provides clarity in relation to important open spaces which would not be specifically defined or addressed elsewhere.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	Permanent	The policy provides clarity in relation to important open spaces which would not be specifically defined or addressed elsewhere.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	The area could be identified in the open spaces policy.			

SCLP12.23 Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				

SA Objective	Effect	Timescale	Permanence	
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	--	Medium term	Permanent	The country park at Ipswich Garden Suburb is required to mitigate recreational pressure on internationally protected sites (which includes estuaries) and therefore exclusion of the policy may not meet the requirements of the Habitats Directive.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	--	Medium term	Permanent	The country park at Ipswich Garden Suburb is required to mitigate recreational pressure on internationally protected sites and therefore exclusion of the policy may not meet the requirements of the Habitats Directive.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and local distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Failure to meet the requirements of the Habitats Directive cannot be mitigated.			

SCLP12.24 Land off Humber Doucy Lane

See Appendix D for appraisals of Alternative sites.

SCLP 12:25: Suffolk Police HQ, Portal Avenue, Martlesham

See Appendix D for appraisals of Alternative sites.

SCLP12.26 Strategy for Aldeburgh

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole	-?	Long term	permanent	Although housing would still be delivered under this option, opportunities to target that

SA Objective	Effect	Timescale	Permanence	
community				development to meet the particular requirements of Aldeburgh would be missed.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Felixstowe. Opportunities for development to respond to the local characteristics and opportunities within Aldeburgh would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	?	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Felixstowe, this would include opportunities to enhance the traditional seaside character of

SA Objective	Effect	Timescale	Permanence	
				Aldeburgh.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Aldeburgh would be missed. This could include opportunities to enhance the traditional seaside character of Aldeburgh.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Aldeburgh would be missed. This could include opportunities to enhance the existing landscape and townscape character in Aldeburgh.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications within Aldeburgh.			

SCLP12.27 Land to the Rear of Rose Hill, Saxmundham Road, Aldeburgh

See Appendix D for appraisals of Alternative sites

SCLP12.28 Strategy for Saxmundham

Option 1: No Policy

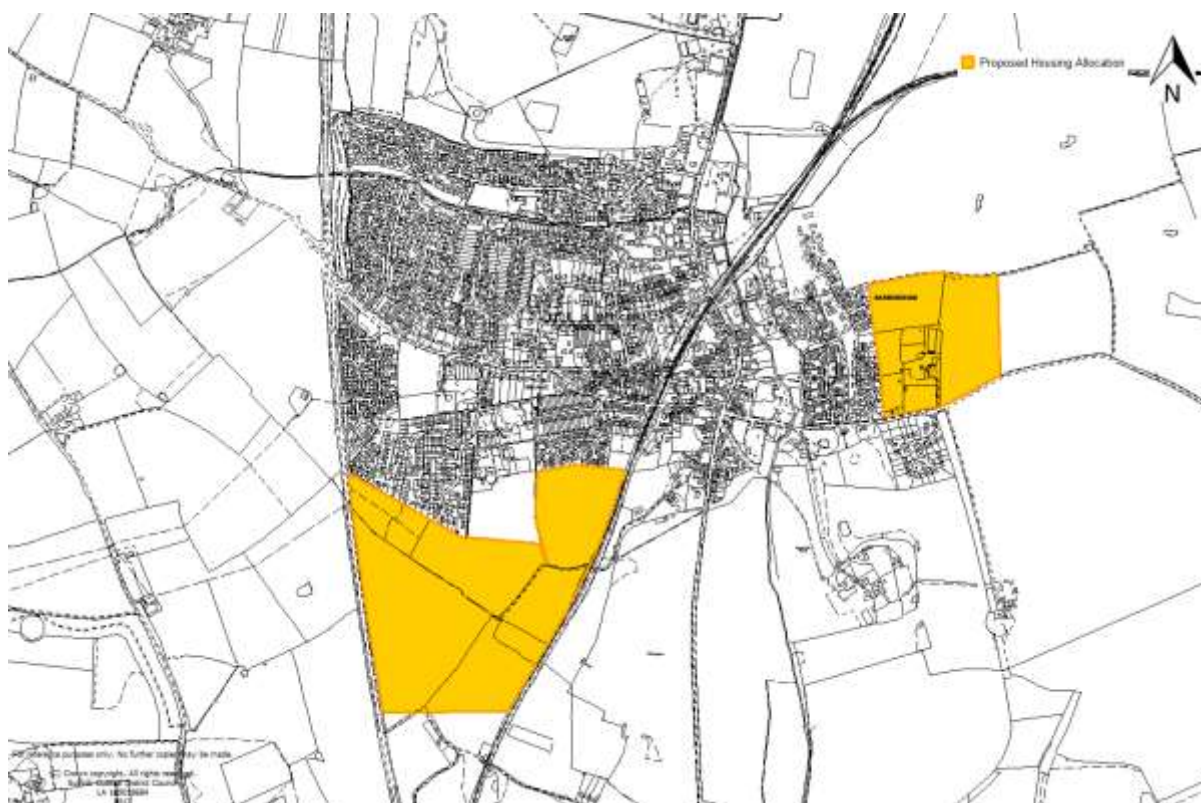
SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	permanent	Although housing would still be delivered under this option, opportunities to target that development to meet the particular requirements of Saxmundham would be missed.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Saxmundham. Opportunities for development to respond to the local characteristics and opportunities within Saxmundham would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				

SA Objective	Effect	Timescale	Permanence	
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Saxmundham would be missed.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Saxmundham would be missed. This could include opportunities to enhance the existing landscape and townscape character in Saxmundham.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				

SA Objective	Effect	Timescale	Permanence	
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications within Saxmundham.			

SCLP12.29 South Saxmundham Garden Neighbourhood

Option 1: Development of 435, 559 and northern half of 714



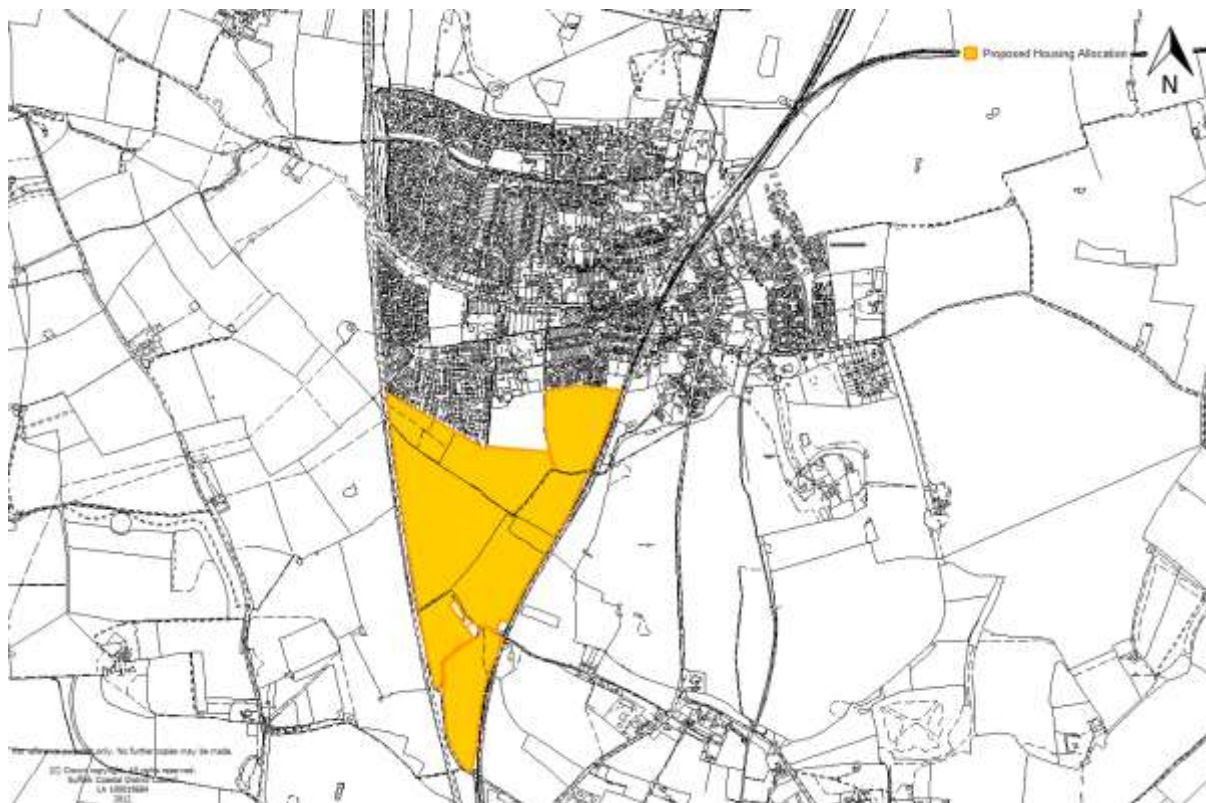
SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium/long term	Permanent	This option would still provide a substantial quantum of housing, but splitting the development across sites in this way would make the delivery of mix of dwelling types, sizes and tenures more uncertain.
Health and Wellbeing				
3. To improve the health of the	-	Medium/long term	Permanent	Development across different locations would not provide the

SA Objective	Effect	Timescale	Permanence	
population overall and reduce health inequalities				opportunity for a masterplanned approach to delivery of infrastructure.
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure.
Education				
5. To improve levels of education and skills in the population overall	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. This includes the delivery of green infrastructure and accessible natural green space.

SA Objective	Effect	Timescale	Permanence	
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/ long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. This includes the delivery of green infrastructure and accessible natural green space. The landscape impacts of developing smaller sites could be less.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/ long term	Permanent	The sites are in close proximity of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/ long term	Permanent	This option directs new housing development to Saxmundham, where there is a good range of services and facilities. However, development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. The transport modelling has also shown that development to the east of the town will have a greater impact upon the capacity of the crossroads.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	No mitigation for the lack of potential to masterplan the area.			

Option 2: Development on sites 714 and 715

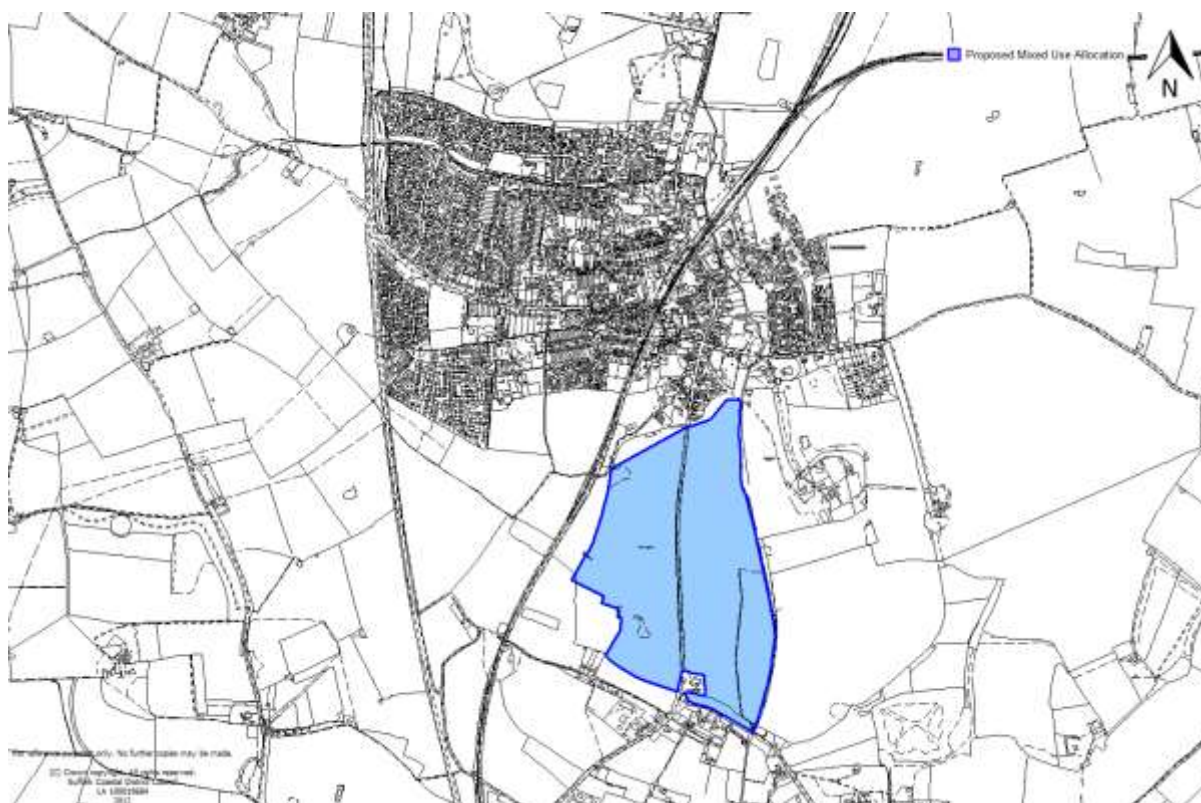


SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium/long term	Permanent	This option would still provide a substantial quantum of housing, which would be likely to provide a mix of dwelling types, sizes and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	Development on sites 714 and 715 only would reduce the gap between Saxmundham and Benhall and would mean that those residents in the south of the site would be more

SA Objective	Effect	Timescale	Permanence	
				remote from services and facilities in Saxmundham.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local	-	Medium/long term	Permanent	Development on sites 714 and 715 only would reduce the gap between Saxmundham and Benhall.

SA Objective	Effect	Timescale	Permanence	
distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/ long term	Permanent	The site lies just the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre. However, those residents in the south of the site would be more remote from services and facilities in Saxmundham.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/ long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. However, those residents in the south of the site would be more remote from services and facilities in Saxmundham.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policy should require careful site design and layout in order to maintain a gap between Benhall and Sternfield. This may reduce the capacity of site to deliver a significant number of dwellings and supporting infrastructure.			

Option 3: Development of site 1012 only



SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+	Medium/long term	Permanent	This option would still provide a substantial quantum of housing, which would be likely to provide a mix of dwelling types, sizes and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	The eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham through the existing residential area. The site is also intersected by the B1121 which

SA Objective	Effect	Timescale	Permanence	
				would lead to less scope to develop the site as one community.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Medium/long term	Permanent	The eastern part of site 1012 is within a more sensitive landscape area than the land to the west.
Landscape				
15. To conserve and enhance the quality and local	-	Medium/long term	Permanent	The eastern part of site 1012 is within a more sensitive landscape area than the land to the west.

SA Objective	Effect	Timescale	Permanence	
distinctiveness of landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	The site lies just the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre. However the eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. The eastern part of site 1012 is within a more sensitive landscape area than the land to the west and would also provide fewer opportunities to provide links to Saxmundham through the existing residential area. The site is also intersected by the B1121.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policy should require careful site design and layout in order to minimise landscape impacts. This may reduce the capacity of site to deliver a significant number of dwellings and supporting infrastructure.			

Option 4: Development on a number of smaller sites in Saxmundham

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
and social exclusion				
Housing				
2. To meet the housing requirements of the whole community	--	Medium/long term	Permanent	There are not sufficient smaller sites to provide the quantum of growth to reflect the strategy for the District.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Medium/long term	Permanent	This approach would also not provide opportunities for a masterplan approach to delivery of infrastructure. This could include health facilities.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Medium/long term	Permanent	This approach would also not provide opportunities for a masterplan approach to delivery of infrastructure. This could include education facilities.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Medium/long term	Permanent	This approach would increase the likelihood of delivering development on brownfield sites.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/ long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	No mitigation for the lack of available sites.			

Option 5: Development of a lower number of dwellings

SA Objective	Effect	Timescale	Permanence	
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SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium/long term	Permanent	The option would still deliver a substantial quantum of housing, but the mix of dwelling types, sizes and tenures, is less certain.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?	Medium/long term	Permanent	This approach could limit the delivery of supporting infrastructure on the site.
Education				
5. To improve levels of education and skills in the population overall	--	Medium/long term	Permanent	This would not provide the scale to support provision of a new school
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	+?	Medium/long term	Permanent	Development at a lower density could help protect existing biodiversity networks and habitats on the site.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Medium/long term	Permanent	Development at a lower density could help limit the landscape impact of the allocation and leave more land for the provision of green infrastructure, although the viability of delivery that infrastructure may be affected.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/long term	Permanent	The site lies just the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Medium/long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Lack of supporting infrastructure cannot be mitigated.			

Option 6: Development of a higher number of dwellings

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The option would provide a substantial amount of new dwellings, which should provide a mix of dwelling types, sizes and tenures, including self build plots.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	A greater number of dwellings would mean that the site is likely to extend further southwards, reducing the gap between Saxmundham and Benhall and would mean that those residents in the south of the site would be more remote from services and facilities in Saxmundham.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Medium/long term	Permanent	A greater number of dwellings would mean that the site is likely to extend further southwards, reducing the gap between Saxmundham and Benhall.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Medium/long term	Permanent	The site lies just the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.

SA Objective	Effect	Timescale	Permanence	
				However, if the site extended further towards Benhall those residents in the south of the site would be more remote from services and facilities in Saxmundham.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. However, if the site extended further towards Benhall those residents in the south of the site would be more remote from services and facilities in Saxmundham.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	Policy should require careful site design and layout in order to maintain a gap between Benhall and Sternfield. This may reduce the capacity of site to deliver a significant number of dwellings and supporting infrastructure.			

Option 7: the northern parts of sites 714, 717 and 1012

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	The policy requires the provision of employment land which will generate new jobs in the area, which could help reduce poverty.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy requires the provision of approximately 800 new dwellings, providing a mix of dwelling types, sizes and tenures, including housing for older and younger people and self build plots.
Health and Wellbeing				

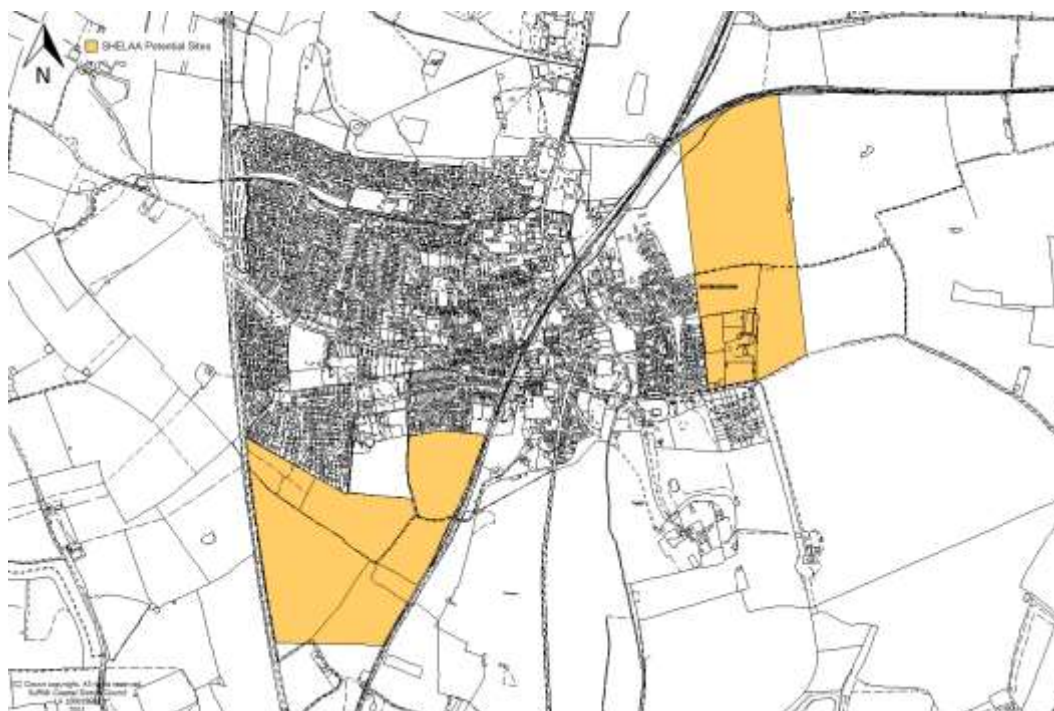
SA Objective	Effect	Timescale	Permanence	
3. To improve the health of the population overall and reduce health inequalities	+	Medium/long term	Permanent	The policy requires a design and layout that supports a dementia friendly environment and the provision of housing for older people.
4. To improve the quality of where people live and work	+	Medium/long term	Permanent	The policy requires a masterplanned approach involving community engagement
Education				
5. To improve levels of education and skills in the population overall	+	Medium/long term	Permanent	The policy requires the provision of a primary school with an early years setting.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land across the site.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity	-?	Medium/long term	Permanent	The Policy requires the provision of accessible natural green space and

SA Objective	Effect	Timescale	Permanence	
and geodiversity				the retention and enhancement of trees, woodland and hedgerows on the site. The policy also requires that biodiversity networks and habitats are preserved and enhanced. Habitats Regulations Assessment screening indicates likely significant effects on European sites and therefore an appropriate assessment will be required.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium/long term	Permanent	The Policy requires the provision of accessible natural green space and the retention and enhancement of trees, woodland and hedgerows on the site.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium/long term	Permanent	The policy requires the provision of new employment land and other employment generating uses on the site which will generate new jobs in the area, and support the local economy
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/long term	Permanent	The site lies just the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	++	Medium/long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. The policy requires new vehicular,

SA Objective	Effect	Timescale	Permanence	
good access to services.				pedestrian and cycle access points. It is likely that the development would result in localised impacts on the transport network, as identified through transport modelling.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Habitats Regulations Assessment screening indicates likely significant effects on European sites and therefore an appropriate assessment will be required. Subject to the outcomes of the appropriate assessment, it is possible that mitigation will be required which may include contributions to the Suffolk Recreational Avoidance and Mitigation Strategy in order to mitigate for any potential impact on the identified SPA/ SAC/ Ramsar site and may require in inclusion of a SANG to further mitigate impact.</p> <p>It is likely that the development will result in localised impacts on the transport network, and any necessary mitigation measures will need to be provided, as informed by transport assessments.</p>			

Option 8: site 435

An amended site 435 was submitted through consultation on the First Draft Local Plan. This site is not by itself large enough to deliver the Garden Neighbourhood and it therefore considered alongside land to the south of Saxmundham.



SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium/long term	Permanent	This option would still provide a substantial quantum of housing, but splitting the development across sites in this way would make the delivery of mix of dwelling types, sizes and tenures more uncertain.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure.
4. To improve the quality of where people live and work	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure.
Education				
5. To improve levels of education and skills in the population overall	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure.
Water				
6. To conserve and	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
enhance water quality and resources				
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Medium/long term	Permanent	The allocation will result in the loss of greenfield land.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. This includes the delivery of green infrastructure and accessible natural green space.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Medium/long term	Permanent	The Landscape Sensitivity Assessment identifies the area to the east of Saxmundham as being sensitive. In this option, the tree line which runs north-south through the site to the east of Saxmundham is considered to form the eastern extent of the built development.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Medium/long term	Permanent	Development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. This includes the delivery of green infrastructure and

SA Objective	Effect	Timescale	Permanence	
				accessible natural green space. The landscape impacts of developing smaller sites could be less.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/long term	Permanent	The sites are in close proximity of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium/long term	Permanent	This option directs new housing development to Saxmundham, where there is a good range of services and facilities. However, development across different locations would not provide the opportunity for a masterplanned approach to delivery of infrastructure. The transport modelling has also shown that development to the east of the town will have a greater impact upon the capacity of the crossroads. This approach would also result in a 'split' site for the Garden Neighbourhood development..
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	No mitigation for the lack of potential to masterplan the area.			

SCLP12.30 Land north-east of Street Farm, Saxmundham

See Appendix D for appraisals of Alternative sites.

SCLP12.31 Strategy for Woodbridge

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
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SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	permanent	Although housing would still be delivered under this option, opportunities to target that development to meet the particular requirements of Woodbridge would be missed.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to Woodbridge. Opportunities for development to respond to the local characteristics and opportunities within Woodbridge would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-	Long term	permanent	THE 'no policy' option would not acknowledge the existence of an AQMA in the town.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
vulnerability to climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	n/a	n/a	No effect.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Woodbridge would be missed.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	permanent	Opportunities to target that development to meet the particular requirements of Woodbridge would be missed. This could include opportunities to enhance the existing landscape and townscape character in Woodbridge.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	0	n/a	n/a	No effect.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications within Woodbridge.			

SCLP12.32 Former Council Offices, Melton Hill

See Appendix D for appraisals of Alternative sites.

SCLP12.33 Land at Woodbridge Town Football Club

See Appendix D for appraisals of Alternative sites.

SCLP12.34 Strategy for the Rural Areas

Option 1: No Policy

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	-?	Long term	permanent	Although housing would still be delivered under this option, opportunities to target that development to meet the particular requirements of the rural area would be missed.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-	Long term	permanent	Having no policy would not provide the clarity on the approach within the plan to the rural areas. Opportunities for development to respond to the local characteristics and opportunities within the rural areas would be lost.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				

SA Objective	Effect	Timescale	Permanence	
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	0	n/a	n/a	No effect.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	permanent	Many of the sites with the greatest biodiversity value are located in the rural areas. The 'no policy' option would not reflect this.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	permanent	Many of the most sensitive landscapes are located in the rural areas. The 'no policy' option would not reflect this.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage	-	Long term	permanent	Transport and accessibility are a

SA Objective	Effect	Timescale	Permanence	
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.				particular issue in the rural areas. The 'no policy' option would not reflect this.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	-	Long term	permanent	Broadband availability and mobile phone coverage are a particular issue in the rural areas. The 'no policy' option would not reflect this.
Potential Mitigation Measures	Policies dealing with individual topics and the sites allocations would be used to the guide growth and determine applications within the rural areas.			

SCLP12.35 Land at Innocence Farm

See Appendix D for appraisals of Alternative sites.

SCLP 12.36 Former Airfield Debach

See Appendix D for appraisals of Alternative sites

SCLP12.37 Carlton Park, Main Road, Kelsale cum Carlton

See Appendix D for appraisals of Alternative sites

SCLP12.38 Levington Park, Levington

See Appendix D for appraisals of Alternative sites

SCLP12.39 Land at Silverlace Green (former airfield) Parham

See Appendix D for appraisals of Alternative sites

SCLP12.40 Former Airfield, Parham

See Appendix D for appraisals of Alternative sites

SCLP12.41 Bentwaters Park, Rendlesham

See Appendix D for appraisals of Alternative sites

SCLP12.42 Riverside Industrial Estate, Border Cot Lane, Wickham Market

See Appendix D for appraisals of Alternative sites

SCLP12.43: Land to the East of Aldeburgh Road, Aldringham

See Appendix D for appraisals of Alternative sites

SCLP12.44: Land south of Forge Close between Main Road and Ayden, Benhall

See Appendix D for appraisals of Alternative sites.

SCLP12.45: Land to the South East of Levington Lane, Bucklesham

See Appendix D for appraisals of Alternative sites.

SCLP12.46: Land to the south of Station Road, Campsea Ashe

See Appendix D for appraisals of Alternative sites.

SCLP12.47: Land behind 15 St Peters Close, Charsfield

See Appendix D for appraisals of Alternative sites.

SCLP12.48: Land to the South of Darsham Station

See Appendix D for appraisals of Alternative sites.

SCLP12.49: Land north of The Street, Darsham

See Appendix D for appraisals of Alternative sites.

SCLP12.50: Land off Laxfield Road, Dennington

See Appendix D for appraisals of Alternative sites.

SCLP12.51: Land to the south of Eyke CoE Primary School and East of The Street, Eyke

See Appendix D for appraisals of Alternative sites.

SCLP12.52: Land to the West of Chapel Road, Grundisburgh

See Appendix D for appraisals of Alternative sites.

SCLP12.53: Land south of Ambleside, Main Road, Kelsale cum Carlton

See Appendix D for appraisals of Alternative sites

SCLP12.54: Land north of the Street, Kettleburgh

See Appendix D for appraisals of Alternative sites.

SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton

See Appendix D for appraisals of Alternative sites.

SCLP12.56: Land at School Road, Knodishall

See Appendix D for appraisals of Alternative sites.

SCLP12.57: Land at Bridge Road, Levington

See Appendix D for appraisals of Alternative sites.

SCLP12.58: Land north of Mill Close, Orford

See Appendix D for appraisals of Alternative sites

SCLP12.59 Land adjacent to Swiss Farm, Otley

See Appendix D for appraisals of Alternative sites.

SCLP12.60 Land adjacent to Farthings Sibton Road, Peasenhall

See Appendix D for appraisals of Alternative sites.

SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

See Appendix D for appraisals of Alternative sites.

SCLP12.62: Land west of Garden Square Rendlesham

See Appendix D for appraisals of Alternative sites

SCLP12.63: Land east of Redwald Road, Rendlesham

See Appendix D for appraisals of Alternative sites

SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

See Appendix D for appraisals of Alternative sites

SCLP12.65: Land off Howlett Way, Trimley St Martin

See Appendix D for appraisals of Alternative sites

SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

See Appendix D for appraisals of Alternative sites.

SCLP12.67: Land off Keightley Way, Tuddenham

See Appendix D for appraisals of Alternative sites.

SCLP12.68: Land south of Lower Road, Westerfield

See Appendix D for appraisals of Alternative sites

SCLP12.69: Land west of the B1125, Westleton

See Appendix D for appraisals of Alternative sites.

SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

See Appendix D for appraisals of Alternative sites.

SCLP12.71: Mow Hill, Witnesham

See Appendix D for appraisals of Alternative sites.

SCLP12.72: Land at Street Farm, Witnesham (Bridge)

See Appendix D for appraisals of Alternative sites

Appendix D: Appraisals of Alternative Sites

Site Option: 402 Land to the west of Hall Farm Lane

Parish: Aldeburgh

Proposed Use: Housing and Open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The nearest hospital is The Ipswich Hospital and is 23miles away. The nearest GP is Church Farm Surgery and is 0.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	A small section of the site is within flood zone 3a, and a larger part in flood zone 2.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	'Hold the Line' policy in place.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site. The site is within 13km of the Southern North Sea SAC, The Sandlings SPA, The Minsmere-Walberswick SPA, SAC, Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is within AONB, and Heritage Coast.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	site has good pedestrian connectivity with Aldeburgh Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is within Aldeburgh Market town and close employment uses and the Town Centre. The nearest bus stop is 500m away. Saxmundham Train Station is the nearest station and is 6.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 642 Land adjacent to 1 Crescent Road

Parish: Aldeburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The nearest hospital is The Ipswich Hospital and is 23miles away. The nearest GP is Church Farm Surgery is 450m away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the	-	Long	Permanent	'Hold the Line' policy in place.

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		term		
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site. The site is within 13km of the Southern North Sea SAC, The Sandlings SPA, The Minsmere-Walberswick SPA, SAC, Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site is within Garret Era Area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within AONB, and the Heritage Coast.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Aldeburgh Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is within Aldeburgh Market town and close employment uses and the Town Centre. The nearest bus stop is 600m away. Saxmundham Train Station is the nearest station and is 6.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 997 Land adjacent to 187 Saxmundham Road, Aldeburgh

Parish: Aldeburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 22miles away. Church Farm Surgery is 0.9miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Vast majority of the site is within an area of Surface Water Flooding.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	'Hold the Line' policy in place.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site. The site is 13km from the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is entirely within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Aldeburgh Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is within Aldeburgh which is the nearest Town Centre and employment area, Saxmundham Train Station is 6miles away. The nearest bus stop is 0.8miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 199 Land north of 33 Hollesley Road

Parish: Alderton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 0.2 miles from a GP surgery in the village. It is 15 miles from Ipswich Hospital. It is approximately 0.3 miles from a recreation ground, bowls club, youth football and village hall.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles (Bawdsey)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Development of site would result in loss of some grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the	0	Not	Not	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		applicable	applicable	
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European sites. The site is within 13km of Alde-Ore Ramsar and SPA site, The Stour and Orwell Ramsar and SPA site, the Deben Estuary Ramsar and SPA site and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Indicative area of the historic settlement core of Alderton.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within the AONB and adjacent to the Heritage Coast designation.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Alderton lacks bus services. Woodbridge is the nearest town and employment centre, and is 8.5miles away. The nearest bus stop is more than 0.6miles away. Melton train station is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 855 Land North of Ramsholt Road, IP12 3AQ

Parish: Alderton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 0.2 miles from a GP surgery in the village. It is 15 miles from Ipswich Hospital. It is approximately 0.3 miles from a recreation ground, bowls club, youth football and village hall.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles (Bawdsey)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Some surface water flooding along the boundary to the south of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European sites. The site is within 13km of Alde-Ore Ramsar and SPA site, The Stour and Orwell Ramsar

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and SPA site, the Deben Estuary Ramsar and SPA site and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Second World War defences and barbed wire obstructions. Probable medieval to post medieval land allotment boundaries. Alderton historic settlement core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Site unlikely to create additional employment land
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Alderton lacks bus services. Woodbridge is the nearest town and employment centre, and is 8.5miles away. The nearest bus stop is more than 0.6miles away. Melton train station is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 981 Land off Aldringham Road, Aldringham cum Thorpe

Parish: Aldringham cum Thorpe

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 24miles away. Church Farm Surgery is 1.9miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	--	Long term	Permanent	Site in Thropeness, which is directly adjacent to the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of The Sandlings SPA, and The Southern North Sea SAC. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and	-	Long term	Permanent	The site borders Thorepness Conservation Area to the South and East. A grade II listed building lies to the South, 'House in the clouds'.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Entirely within the AONB. The Western part of the site encroaches on the SSSI 'Aldeburgh-Leiston' and the SPA 'Sandlings'. The SPA 'Sandlings' also borders the site to the South.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity into Thropeness, with potential to support the retail offer in the centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston is the nearest town centre and employment area, and is 2.5miles away. The nearest bus stop is 200m away. Saxmundham Train Station is 6.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1139 Land east of Leiston Road, Aldringham/Leiston

Parish: Aldringham/Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Nearest GP surgery is 0.7 miles away. Nearest hospital is 3.5 miles away. 2 leisure facilities located nearby.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Site within flood zone 1 and at risk of surface water flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	SBIS species identified on site
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	No historic assets on site however some listed buildings located nearby
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	Indicator unlikely to be affected
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and	0	Not applicable	Not applicable	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
viability of town and retail centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Bus stop located nearby. Saxmundham is nearest station, town and employment centre at 4.5 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 503 Land off Mill Road, Badingham

Parish: Badingham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 20miles away. Laxfield Branch Surgery is the nearest GP, and is 2.7miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land, but only on part of the site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding recorded in the North West corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town and employment centre, and is 4miles away. The nearest bus stop is 450m away. Saxmundham has the nearest train station, and is 7.5miles away.
19. To ensure that the digital infrastructure available meets the	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 455 Land fronting The Street, Bawdsey,

Parish: Bawdsey

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Site located within 1 mile of Mill Hoo Surgery, Alderton. No leisure facilities within 1 mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Site located within 1 mile of a primary school.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce	-	Long	Permanent	Part of the site is at risk of surface

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		water flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	Indicator unlikely to be affected.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is situated in the AONB and development would form an encroachment into the open countryside
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	The site is located on a bus route but is remote from shops and services in the nearest town (Woodbridge).
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1035 Land adj. Saxon Lodge, The Street, Bawdsey

Parish: Bawdsey

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	0.9 miles from Alderton Health Centre. 4.1 miles from nearest hospital. No leisure facilities located within 1 mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Site located within 1 mile of a primary school.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	The site is located within an Area of Outstanding Natural Beauty and a Heritage Coast.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is located within an Area of Outstanding Natural Beauty and a Heritage Coast.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Indicator unlikely to be affected.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 494 Land fronting Main Road between Grays Lane and Kiln Lane

Parish: Benhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion..
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hosital is 18miles away. Saxmundham Surgery is 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding runs through the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Snadlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Grade II listed buildings are located to the south and east of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is within 1mile of Saxmundham Town Centre and employment areas. Saxmundham Train Station is 1mile from the site. The nearest bus stop is 200m from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 715 Land South of Saxmundham

Parish: Benhall

Proposed Use: Housing, open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hosital is 18miles away. Saxmundham Surgery is 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Medium term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Significant surface water flooding recorded on the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and the Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote	++	Long term	Permanent	The site is within 1mile of Saxmundham Town Centre and employment areas. Saxmundham

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				Train Station is 1mile from the site. The nearest bus stop is 600m from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 716 Land South of Saxmundham

Parish: Benhall

Proposed Use: Employment, open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Site considered for employment use that would support local jobs, skill and better paid employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	0	Medium term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Employment site with potential to provide a modern business environment adjacent the A12.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment land would be likely to
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA. No designations in immediate proximity of the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No designation in immediate proximity of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Medium term	Permanent	The site would have a visual and landscape impact on countryside on the opposite side of the A12 from the established built up area of Saxmundham.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Site considered for employment use that could support employment and better paid employment / self-employment opportunities.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The site could support use of Saxmundham town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Medium term	Permanent	Walkable distance to range of facilities.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Medium term	Permanent	Serviced employment land would be expected to provide building services including digital infrastructure.

Site Option: 751 Land behind Herons Way and Meadow Walk, Festival Close

Parish: Benhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The nearest hospital is The Ipswich Hospital, which is 18 miles away. The nearest GP is Saxmundham Health, which is 1.3 miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Snadlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is within 1mile of Saxmundham Town Centre and employment areas. Saxmundham Train Station is 1mile from the site. The nearest bus stop is 200m from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 427 land south of Old Post Office Lane

Parish: Blaxhall

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Nearest GP is 3.2km to the east. No recreational facilities nearby.
4. To improve the quality of where people live and work	+?	Long term	Permanent	Retention of allotments could encourage their use by new residents.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles (snape)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	Greenfield site, currently used as allotments.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. Site is approx. 300m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of Walberswick and Minsmere SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	+?	Long term	Permanent	No designations on site

Sustainability Objective	Effect	Timescale	Permanence	Comments
importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within important river valley landscape/SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Within walking distance of a bus stop with limited service. Nearest train station 3 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 650 Mill Common Blaxhall

Parish: Blaxhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Nearest GP is 3.2km to the east. No recreational facilities nearby.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work				
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles (Snape)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. Site is approx. 120m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of Walberswick and Minsmere SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	No designation on site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within important river valley landscape
16. To achieve sustainable levels of	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Within walking distance of a bus stop with limited service. Nearest train station 3 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 475 Land adjacent to Lion House

Parish: Blythburgh

Proposed Use: housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 20miles away. The Longshore Surgeries, Wangford is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Blythburgh is adjacent to the Blyth Estuary and near to the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site is within 13km of the Easton Bavents SPA and SAC, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building abuts the site at the North East corner. Site lies within an SCC Monument 'Blythburgh Market 1066'.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within the AONB and Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage	+	Long	Permanent	Darsham Train Station is 4.5miles

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		term		away. The nearest bus stop is 250m away. Halesworth is the nearest Town Centre and employment centre and is 5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 504 Hawthorn Farm, Dunwich Road, Blythburgh, IP19 9LT

Parish: Blythburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 20miles away. The Longshore Surgeries, Wangford is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Blythburgh is adjacent to the Blyth Estuary and near to the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site is within 13km of the Easton Bavents SPA and SAC, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	Site lies entirely within the SCC monuments "Anglo-Saxon town". A grade II listed building lies to 6m the North West of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within the AONB. Western and Eastern edges of the site border the conservation area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Darsham Train Station is 4.5miles away. The nearest bus stop is 300m away. Halesworth is the nearest Town Centre and employment centre and is 5miles away.
19. To ensure that the digital infrastructure	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator

Sustainability Objective	Effect	Timescale	Permanence	Comments
available meets the needs of current and future generations				unlikely to be affected.

Site Option: 797 Part garden of Farthings, London Road and land adjacent

Parish: Blythburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 20miles away. The Longshore Surgeries, Wangford is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Blythburgh is adjacent to the Blyth Estuary and near to the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site is within 13km of the Easton Barents SPA and SAC, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	Within Blythburgh Conservation Area and just South of a grade II listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within the AONB. The Heritage Coast lies just outside the site to the East.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Darsham Train Station is 4.5miles away. The nearest bus stop is 250m away. Halesworth is the nearest Town Centre and employment centre and is 5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1111 Land north of London Road, Blythburgh

Parish: Blythburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	James Paget Hospital 17.7 miles. Longshore Surgery - Wangford 2.8 miles. No known leisure facilities within a mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Wenhaston Primary School 2 miles. Alde Valley Academy 9.3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land - Grade 4
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	0.22ha of site lies in FZ3, this area is in the South West of the site. 0.22ha of the site is equivalent to 12% of the site. FZ2 covers 0.39ha in the South West of the site. This is equivalent

Sustainability Objective	Effect	Timescale	Permanence	Comments
				to 22% of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicators unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	The site is within 1km of the Blyth Estuary, which is a Ramsar site, SPA, SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	The Grade I Listed building lies 88m to the North of the site. However, the building is sited on a hilltop overlooking the site. A grade II listed building also lies 45m North of the site, with a direct view onto the site. 1.1ha of the site lies in Blyth
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	The entire site lies within the AONB. 1.1ha (more than half the site) of the Northern part of the site lies in Blythburgh Conservation Area. Large trees run along the Eastern border.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicators unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Halesworth is the nearest town centre and employment site, which is 5 miles away. There are bus stops adjacent to the site on the A12. The nearest train station is Darsham, and is 4.5 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1112 Land South of London Road, Blythburgh

Parish: Blythburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	James Paget Hospital 17.7 miles. Longshore Surgery - Wangford 2.8 miles. No known leisure facilities within a mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Wenhaston Primary School 2 miles. Alde Valley Academy 9.3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land - Grade 4
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding in two locations on the site, to the North and East.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	The site is within 1km of the Blyth Estuary, which is a Ramsar site, SPA, SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and	-	Long term	Permanent	Grade I listed building lies 130m to the North West of the site. Limited view of the Grade I listed church. Historic Environment Record Site

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				noted to the east.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Site is entirely within the AONB. 1.59ha of the north of the site lies within Blythburgh Conservation Area, which is 61% of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Halesworth is the nearest town centre and employment site, which is 5 miles away. There are bus stops adjacent to the site on the A12. The nearest train station is at Darsham, and is 4.5 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 762 Land South of Boyton Chapel, The Street

Parish: Boyton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The Ipswich Hospital is 15miles away. Hollesley Village Hall Branch Surgery is the nearest GP, and is 2.2miles away. There are no leisure facilities within 1 mile of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	BAP species identified. The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site in AONB.
16. To achieve sustainable levels of prosperity and growth	0	Not applicable	Not applicable	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7.5miles away. The nearest bus stop is less than 500m away. Melton train station is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 569 Land at The Street & Mill Lane, Brandeston, IP13 7AP

Parish: Brandeston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The nearest hospital is The Ipswich Hospital, and is 14 miles away. The nearest GP is Earl Soham Branch Surgery, and is 2 mile away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Site within 13 km of Deben Estuary SPA and Ramsar site and Sandlings SPA. Potential impact from increased recreational pressure on the estuary
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	Site bounds Brandeston Conservation Area to the south, in which the Conservation Area states the low density of the settlement extremities, the gaps between buildings in these extremities, and single plot depth are key features of local character that should be protected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site's southern edge borders Brandeston Conservation Area. Site is just north of a Special Landscape Area. The Site is also just West of a County Wildlife Site (Brandeston Chapel Churchyard).
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Framlingham is the nearest employment centre and town centre, and is 4 miles away. There is a bus stop less than 500m away. There is no train station within 5 miles, the nearest is Wickham Market train station and is 6.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1166 Land on corner of Old Maids' Lane and Low Street, Brandeston

Parish: Brandeston

Proposed Use: Affordable housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The site has been made available for affordable housing only.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 13.5miles away. Earl Soham Branch Surgery lies 2miles away. There is more than 1 leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Deben Estuary SPA and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	The site lies entirely within the Brandeston Conservation Area Appraisal. Unlisted buildings that provide important contributions to the character of the Conservation Area are located to the north and east of the site. Important views have also been identified across the site in directions from north east to south west and the vice versa, reflecting the importance of this land in its undeveloped form. A grade II listed building lies to the south of the site and can be viewed from the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	A bridleway (PRW9) borders the site to the west.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Campsea Ashe train station is 6.5miles away. Bus stops lie 0.2miles away. Framlingham is the nearest employment centre and is 3.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1168 Land adjacent to 16 & 17 Low Street, Brandeston

Parish: Brandeston

Proposed Use: Affordable housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The site has been made available for affordable housing only.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 13.5miles away. Earl Soham Branch Surgery lies 2miles away. There is more than 1 leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Sandlings SPA, and the Deben Estuary SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site lies within Brandeston Conservation Area Appraisal. The Conservation Area Appraisal details that there are a number of unlisted buildings directly north of the site that make an important contribution to the character of Brandeston. A Grade II Listed Building lies to the west of the site. However, tall trees lie along the heavily vegetated western site boundary.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Site is greenfield not in agricultural use. Heavily vegetated on all boundaries.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Campsea Ashe train station is 6.5miles away. Bus stops lie 0.2miles away. Framlingham is the nearest employment centre and is 3.5miles away.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 60 Land opposite Little Orchard, Woodbridge Road, Bredfield

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The nearest hospital is Ipswich Hospital approximately 9 miles away (0). The site is approximately 4 miles away from Framfield House Surgery and Dr Taylor & Partners Surgery in Woodbridge and Wickham Market Medical Centre (0). The site is approximately
4. To improve the quality of where people live and work	0	Long term	Permanent	The site situation offers a good quality living and community environment. Whilst some nearby settlements could be accessed by cycling, it is generally a car reliant location for accessing employment and services not available in Bredfield.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary School within 3 miles
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2/3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The site is flood zone 1. Surface water flood risk within the northern part of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	Site is within 13km of Deben Estuary Within 8km of the Deben Estuary which is a Special Protection Area (SPA). Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Site is 65m from GII LB
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	The site is not within or adjacent land scape designations. It is countryside at the southern edge of one of the 2 main built up clusters of the village.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	0	Long term	Permanent	The market town of Woodbridge is 4 miles and the service village of Wickham Market is 4 miles to the north. Ipswich town centre is 11 miles away. Bus stops within 400

Sustainability Objective	Effect	Timescale	Permanence	Comments
good access to services				metres of the site provide a number 70 service to Woodbridge and Ipswich.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 449 Land between Woodbridge Road & Ufford Road, Bredfield

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	-	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	A large part of the east of the site is at risk of surface water flooding. FZ2 & 3 SE corner.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site 25m from Grade II Listed Building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 2.8miles away. The nearest bus stops are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 459 Land Alongside Woodbridge Road

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding N part of the site.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 2.8miles away. The nearest bus stop lies just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 534 Land South of Tudor cottage, East of The Street, Bredfield

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one eisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and	-	Long	Permanent	Site 10m from GII Listed Building.

Sustainability Objective	Effect	Timescale	Permanence	Comments
where appropriate enhance areas and assets of historical and archaeological importance		term		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 694 Land West of Woodbridge Road, IP13 6AE

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is

Sustainability Objective	Effect	Timescale	Permanence	Comments
and reduce health inequalities				2.4miles away. There is more than one eisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 695 Land East of Woodbridge Road, Bredfield

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	A large part of the east of the site is at risk of surface water flooding. FZ 2 & 3 SE corner.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site 25m from Grade II Listed Building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 736 The Green Farm, Caters Road, Bredfield

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and	--	Long	Permanent	Development of site would result in

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance soil and mineral resources		term		the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Grade II listed building is located to the West of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 600m away.
19. To ensure that the digital infrastructure available meets the	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 783 Land north of Ivy Lodge, The Street

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	An area of Surface Water Flooding lies in the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 784 Land between A12 & Woodbridge Road

Parish: Bredfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 9miles away. The Little St John Street Surgery is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 1.5miles away. Melton Train Station is 3miles away. The nearest bus stops are 750m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 469 Hunters Heath, Brightwell

Parish: Brightwell

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to create a good quality living environment close to employment opportunities.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Site within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependant on how the site were taken forward in relation to adjacent Adastral Park startegic development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site not made available for consideration for employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affeced. Out of centre retail at Martlesham is nearby.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Car reliant location although cycling infastructure opportunities in relation to accessing Martlesham and Ipswich. Regular bus services available at Martlesham Heath a mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 515 Sheepdrift Farm, Brightwell, IP10 0BJ

Parish: Brightwell

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities wityhin 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to provide agood quality living environment clos eto employment opportunities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of a SPA>
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site not made available for consideration for employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage	0	Long	Permanent	Regular bus services available

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		term		
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 713 Land South of Adastral Park, Newbourne Road

Parish: Brightwell

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3km of a GP surgery and multipel lesiure facilities.
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to create a good quality living environment close to employment opportunities.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Potential cumulative impacts in combination with adjacent Adastral Park development.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Short term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how the site were taken forward in relation to adajcent startegic development at Adastral Park.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Regular bus services available about a mile away in Martlesham.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 731 Bucklesham Road West

Parish: Brightwell

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3 miles of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to create a good quality living environment close to employment opportunities.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Within 3 miles of a primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how the site is taken forward in relation to adjacent Adastral Park.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected. About a mile from out of centre retail at Martlesham.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Regular bus services about a mile away at Martlesham. Some cycling opportunities in relation to facilities on the edge of the Ipswich urban area.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 433 Land to the South of Main Road, Bucklesham

Parish: Bucklesham

Proposed Use: Mixed use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing	++	Long	Permanent	Any future development for this site

Sustainability Objective	Effect	Timescale	Permanence	Comments
requirements of the whole community		term		will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment close to employment and lifestyle opportunities around the east of Ipswich.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and	?	Long	Permanent	Dependent on how the site is taken

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected. Out of centre retail at Ransomes and Martlesham is closer than town centres.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Bus services available nearby to Ipswich and modest distances to places around the east of Ipswich may support cycling.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 531 Land to rear of 6 Levington Lane, Bucklesham, IP10 0DZ

Parish: Bucklesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 4 miles from Ipswich Hospital. Ravenswood Surgery is the nearest GP and is 3miles away. More than 1 leisure facility are within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding within the south of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Stour and Orwell SPA and Ramsar Sites, The Alde-Ore SPA, SAC and Ramsar Sites, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and	0	Long	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich is the nearest Town Centre at 4miles away. The nearest bus stop is 350m away. Ipswich is the nearest employment centre and is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 766 Land south of White House Farm

Parish: Bucklesham

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Service village location close to the A12.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic

Sustainability Objective	Effect	Timescale	Permanence	Comments
				movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependent on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Village amenities including bus services in walking distance.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 768 Land Opposite Bucklesham School

Parish: Bucklesham

Proposed Use: Housing/Office/Industry/Storage

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++?	Medium term	Permanent	Opportunity for employment use to support jobs, skills and better paid jobs. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social ex
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.
4. To improve the quality of where people live and work	-	Long term	Permanent	Isolated countryside location.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school adjacent the site and opportunity for employment use to support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce	0	Long	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km from SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts on landscape from isolated development depending on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment land potential to support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Limited public transport and amenities within walking distance but cycling opportunities relate to modest distances around the east of Ipswich.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 770 Land between Bucklesham School & Bucklesham Hall, Bucklesham

Parish: Bucklesham

Proposed Use: Mixed

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Potential for employment land supporting jobs, skills and better paid employment. Site is located outside the lowest 25% and 10%

Sustainability Objective	Effect	Timescale	Permanence	Comments
				most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or soci
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3 miles of GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	-	Long term	Permanent	Isolated countryside location.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school adjacent the site and opportunity for employment use to support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Landscape impacts of isolated development depending on how development of the site is take forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Potential for employment land supporting jobs, productivity and better paid jobs.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Car reliant countryside location close to A14 and A12.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Potential for serviced employment land including digital infrastructure.

Site Option: 1028 Land north of White House, The Street, Bucklesham

Parish: Bucklesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in an attractive location in a village with services.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Potential impacts on listed buildings close to the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependent on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and	0	Long	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Bus services available near to the site and cycling distances presented by modest distances to other places around the east of Ipswich.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 453 Former Middle School site, 9 Short Walk, IP12 3NU

Parish: Butley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 14miles away. Rendlesham Surgery is the nearest GP, and is 2.2miles away. There is one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, a SPA, a SAC, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is in the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 6miles away. The nearest bus stop is less than 300m away. Melton train station is 5.5miles away.
19. To ensure that the	0	Not	Not	Site proposed for 100% residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
digital infrastructure available meets the needs of current and future generations		applicable	applicable	development, therefore indicator unlikely to be affected

Site Option: 549 Land Between Church Road and B1084

Parish: Butley

Proposed Use: Housing/Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	2.2 miles from Rendlesham Surgery. 6.7 miles from nearest hospital. There is one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No relevant designations
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is located with an Area of Outstanding Natural Beauty.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 6miles away. The nearest bus stop is less than 300m away. Melton train station is 5.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 916 Land at Wantisden Corner

Parish: Butley

Proposed Use: Housing / Physical limits extension

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	There is one leisure facility located nearby. 2.2 miles from Rendlesham Surgery. 6.7 miles from nearest hospital.
4. To improve the quality of where people live and work	-	Short term	Permanent	The site is isolated and surrounded by open countryside
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	Site not in agricultural use with no other relevant designations. Site is partially brownfield
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Parts of the site are located within flood zone 2 and 3.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	Indicator unlikely to be affected.
14. To conserve and where appropriate enhance areas and assets of historical and	-	Short term	Permanent	The site has some archaeological potential.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is located within an Area of Outstanding Natural Beauty.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 6miles away. There is a bus stop nearby. Melton train station is 5.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 102 Land adjacent to Charsfield Primary School

Parish: Charsfield

Proposed Use: Housing/Open Space/Parking

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Site located within 1 mile of recreation ground. The site is located 3 miles from the nearest doctor's surgery.
4. To improve the quality	0	Not	Not	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of where people live and work		applicable	applicable	
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Centre of the site at risk of surface water flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	2 BAP species identified on site
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site located opposite grade 1 listed church.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Indicator unlikely to be affected
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
retail centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is located close to a bus route. The village is located 3.6 miles from shops and services in Wickham Market
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 890 Land South of Springfield House, Chapel Lane

Parish: Charsfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 10miles from the site. Mickham Market Medical Centre is 3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site 39 metres from grade II listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is 5.5miles away. The nearest bus stop is 450m away. The site is 5miles fro Campsea Ashe Train Station.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 309 Land at New Dawn and Shenandoah, Chediston Green

Parish: Chediston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The nearest hospital is James Paget Hospital in Gorleston and is 24miles away. The nearest GP is in Halesworth 2miles away. There are no leisure facilities within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Site not in agricultural use with no other relevant designations. Site is partly brownfield
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	Not in any designations.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Not in any designations.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	Not in any designations.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Halesworth is the nearest town centre and employment centre, and is 3 miles away. The nearest bus stop is 1mile away in Wissett. Haleswroth has the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 178 Land off Pedlars Lane, adjacent to Hertfords Place

Parish: Chillesford

Proposed Use: housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 15miles away. The Orford Surgery is 2.5miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA. The site is within 13km of The Deben Estuary SPA and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Ramsar Site, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 8miles away. Campsea Ashe Train Station and Melton Train Station are both 7miles away. The nearest bus stop is 100m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 703 Site D, Land West of Pedlars Lane, Chillesford, IP12 3PS

Parish: Chillesford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 15miles away. The Orford Surgery is 2.5miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA. The site is within 13km of The Deben Estuary SPA and Ramsar Site, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 8miles away. Campsea Ashe Train Station and Melton Train Station are both 7miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 341 Land at and surrounding Hill Farm, Drabbs Lane

Parish: Clopton

Proposed Use: Mixed use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment use supporting jobs, skills and better paid jobs.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Beyond 3 miles of a GP surgery and multipel leisure facilities.
4. To improve the quality of where people live and work	0	Medium term	Permanent	Opportunity to provide a good quality working environment in a rural location.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting skills and training.
6. To conserve and enhance water quality	0	Long term	Permanent	Development would be expected to accord with current standards

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resources				which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Site is a mix of rubble, hardstanding, agricultural storage.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependant on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Car reliant rural location.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Services employment land expected to provide digital infrastructure.

Site Option: 342 Land at Snipe Farm, Snipe Farm Road

Parish: Clopton

Proposed Use: Housing and Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+?	Medium term	Permanent	Made available for mixed use with potential for some employment use. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+?	Long term	Permanent	Made available for mixed use with potential for some housing & affordable homes.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	More than 3 miles from a GP surgery.
4. To improve the quality of where people live and work	+	Long term	Permanent	Potential to provide good quality living and working environments.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use supports skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Site in agricultural use.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependant on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Medium term	Permanent	Potential for employment use to support local jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Rural location. Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Medium term	Permanent	Rural car reliant location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium term	Permanent	Potential for serviced employment land including digital infrastructure.

Site Option: 375 land west of Nighingale Cottage, Pond Road

Parish: Clopton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and	0	Long	Permanent	Site is located outside the lowest

Sustainability Objective	Effect	Timescale	Permanence	Comments
social exclusion		term		25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The Ipswich Hospital is 8miles away. Otley (Debenham Group Practice) is 1.3miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site and the Sandlings SPA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies to the East of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge Town Centre and employment area is 5miles away. Melton Train Station is 6miles away. The nearest bus stop is 150 m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 896 Land east of Shop Road

Parish: Clopton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health	+	Long	Permanent	The site is 9miles from the nearest

Sustainability Objective	Effect	Timescale	Permanence	Comments
of the population overall and reduce health inequalities		term		Hospital, 0.9miles from the nearest GP (Debenham Group Practice), and has one leisure facility within 1mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Sandlings SPA, and The Deben SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve	0	Long	Permanent	Site unlikely to create additional

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Wickham Market Town Centre is 5.5miles from the site. Campsea Ashe is the nearest Train Station and is 7miles away. The site 150m from a bus stop. Woodbridge is the nearest Major Employment Area, and is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 910 Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road

Parish: Clopton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 7.5miles away. Otley (Debenham Group Practice) is 1.7miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Some archaeological finds.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 5miles away. Melton Train Station is

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				5.8miles away. The nearest bus stop are 900m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 911 Land North of Grove Farm Cottages

Parish: Clopton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 7.5miles away. Otley (Debenham Group Practice) is 1.7miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Risk of surface water flooding at the west end of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 5miles away. Melton Train Station is 5.8miles away. The nearest bus stop are 750m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1097 Debach Airfield, Clopton

Parish: Clopton

Proposed Use: Bussiness & office, general industrial, storage or distribution & renewable energy

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid jobs.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Beyond 3km of GP surgery.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality working environment related to established employment use in the vicinity.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent	Potential loss of some good quality agricultural land at site fringes.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas	-?	Long term	Permanent	Possible impacts on the setting of listed buildings SW of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and assets of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Landscape impacts dependent on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	--	Long term	Permanent	Rural car reliant employment location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 505 Palastra Field, The Street, Cransford, IP13 9NZ

Parish: Cransford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health	-	Long term	Permanent	Ipswich Hospital 18 miles away. Framlingham Medical Practice 2.6miles away. There are no leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
inequalities				facilities within 1 mile of the site. (0) The nearest GP is Framlingham Medical Practice, which is 2.6miles away. (-) There are no leisure facilities within
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision within 3 miles. Framlingham CEVA Primary School 3.2 miles. Thomas Mills High School 3.8 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	redevelopment of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production”.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	No designations on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The northern part of the site lies in Cransford historic settlement core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	0	Long term	Permanent	No designations on the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town centre and employment centre, it is 4 miles away. A bus stop is just outside the site. Saxmundham is the nearest train station, which is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1088 Land South of Holly Tree Farm, Bell Green Cratfield

Parish: Cratfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-?	Long term	Permanent	Laxfield Branch Surgery, which is 2.3miles away. Ipswich Hospital, which is 27miles away. Ubbeston Lodge Swimming Pool 2.9 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of	-	Long	Permanent	All Saints CofE VA Primary School

Sustainability Objective	Effect	Timescale	Permanence	Comments
education and skills in the population overall		term		3.4 miles away. Stradbroke High School 6.5 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of part grade 2 and part grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No designations on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies 11 m to the South of the site. Also, more than half of the site within Cratfield Bell Green Historic Settlement Core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No designations on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of	-	Long term	Permanent	The nearest town centre and employment site is Halesworth,

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				which is 6 miles away. The nearest bus stop is 2 miles away. The nearest train station is in Halesworth, which is 6 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 119 North West corner of The Street & Framsdan Road

Parish: Cretingham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 12 miles away from The Ipswich Hospital. The nearest GP is Earl Soham Branch Surgery, which is 2.3 miles away. (+) There is just one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Earl Soham Primary School 2.2 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral	0	Long term	Permanent	Greenfield site not in agricultural use with no other relevant

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				designations, which has a few small buildings in the Eastern side of the site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site has SWF on the South West corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	No designations.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The entire site lies within Cretingham historic settlement core. Useful to know the site lies 30m to West of a grade II listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is entirely within a SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town centre and employment centre, it is 6 miles away. The nearest bus stop is just outside the site. Wickham Market train station is the nearest train station, it is 8 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 691 LAND AT THE STREET DARSHAM, IP17 3QF

Parish: Darsham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 24miles away. Yoxford Branch Surgery is 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded in the North East corner of the site and at points on the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Southern border.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Easton Barents SPA, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The site is on the site of an SCC Monument 'Darsham Old Hall', built in the 15th Century.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Darsham Train Station is 0.8miles away. Saxmundham is 5.5miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 692 LAND TO THE EAST OF FOX LANE DARSHAM IP17 3QF

Parish: Darsham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 24miles away. Yoxford Branch Surgery is 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Small area of surface water flooding recorded in the East of the site.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Easton Bavents SPA, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Darsham Train Station is 0.8miles away. Saxmundham is 5.5miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 874 Land east of the Old Rectory, Darsham, IP17 3PX

Parish: Darsham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 24miles away. Yoxford Branch Surgery is 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding has been recorded on the North East of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Easton Bavents SPA, The Alde-

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	A grade I listed building is located 58m to the west of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within Darsham Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Darsham Train Station is 1.3miles away. Saxmundham is 5.5miles away. The nearest bus stop is 200m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1130 Land To The West Of Darsham Cottage, Main Road, Darsham,

Parish: Darsham

Proposed Use: Housing, open space, business/offices

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment elements would support jobs, skills and better paid employment. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social excl
2. To meet the housing	++	Not	Not	Any future development for this site

Sustainability Objective	Effect	Timescale	Permanence	Comments
requirements of the whole community		applicable	applicable	for housing will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Medium term	Permanent	More than 3 miles from a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	Dependent upon how development of the site is taken forward and designed and the type of business development and take up.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use potential
6. To conserve and enhance water quality and resources	0	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Medium term	Permanent	Development of site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Medium term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and	0	Long term	Permanent	Impacts anticipated from employment elements depending

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				on how the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Opportunity through employment elements to support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	The site is made available for B use employment (industry, offices, distribution) rather than main town centre uses (ie: retail, commercial leisure).
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is located adjacent Darsham Station and the A12.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land would be expected to include digital infrastructure.

Site Option: 860 Land adjacent to Bardolph Cottages, Saxstead Road

Parish: Dennington

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is the nearest Hospital, and is 18 miles away. The nearest GP is Framlingham Medical centre, which is 1.9miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (within village).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded in the north west corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Not applicable	A grade II listed building lies 27m across the road from the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Indicator unlikely to be affected.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest employment centre and town centre is Framlingham, which is less than 2 miles away. The nearest bus stop is less than 300m away. The nearest train station is in Saxmundham, which is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 861 Land to the rear of Dennington Lodge, Laxfield Road

Parish: Dennington

Proposed Use: employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use potential to support employment, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Medium term	Permanent	Nearest GP surgery is Framlingham within 3 miles.
4. To improve the quality of where people live and work	?	Medium term	Permanent	Dependant upon how employment development at the rural location were taken forward.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use potential to support local skills and training.
6. To conserve and enhance water quality and resources	0	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	No relevant designations.
9. To promote the sustainable management	-	Long term	Permanent	Likely to result in an increase in waste production.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of waste				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of a SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	A grade II listed building lies to the South East of the site, however, this building is not very close to the site so should not be a problem.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Open countryside site location.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use potential to support local prosperity, productivity and salaries.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	The nearest town centre is Framlingham. Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Medium term	Permanent	Rural car reliant location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land would be expected to include digital infrastructure.

Site Option: 535 Land between Bedfield road and A1120, at Cherry Hill

Parish: Earl Soham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Ipswich Hospital is the nearest hospital, and is 15 miles away. The nearest GP is the Earl Soham branch surgery, which is 0.3miles away. There is more than one leisure facility within the 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Not applicable	Primary school within walkable distance (within the village)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	Mixed greenfield and brownfield site. Development of site would result in the loss of some grade 3 agricultural land (not currently in use)
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic	-	Long term	Permanent	Areas of surface water flooding cover the Western edge of the site

Sustainability Objective	Effect	Timescale	Permanence	Comments
events and flooding				and part of the Eastern area of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	No protected species identified on the site. Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No listed buildings on site, and site is outside the Earl Soham Conservation Area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Site is outside the Earl Soham Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest employment centre and town centre, it is 3miles away. The nearest bus stop is less than 500m away. The nearest train station is Wickham Market train station, which is 7.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1143 Land at Yew Tree Court (Business Site), Earl Soham

Parish: Earl Soham

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment use supporting jobs, skills and better paid employment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	0	Not applicable	Not applicable	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles at Framlingham.
4. To improve the quality of where people live and work	+	Not applicable	Not applicable	Opportunity to provide a good quality working and business environment.
5. To improve levels of education and skills in the population overall	+	Long term	Not applicable	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site in agricultural use. Potential impacts dependant on the scale of employment development.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Beyond 13km of estuary and coastline.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	-	Long term	Permanent	Dependant upon how employment development of the site were taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Rural car reliant location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 739 Sanctuary Field, Pound Corner

Parish: Easton

Proposed Use: Housing/ Holiday Accommodation

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3km of GP surgery.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment in a distinctive rural situation.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Beyond 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Site adjoins conservation area and is close to a number of listed buildings. Impacts dependent on how development of the site were taken forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Site adjoins conservation area and is close to a number of listed buildings. Impacts dependent on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	-	Long term	Permanent	Limited services in the small village and a very limited bus service.

Sustainability Objective	Effect	Timescale	Permanence	Comments
good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 740 Kettleburgh Road, Easton

Parish: Easton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion, Site is located outside the lowest 25% and 10% most deprived wards
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery within 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment in a distinctive rural location.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Development of site would result in the loss of grade xx agricultural land.
9. To promote the sustainable management	0	Long term	Permanent	Likely to result in an increase in waste production.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of waste				
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Beyond 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Site adjoins conservation area and is close to a number of listed buildings. Impacts dependent on how development of the site were taken forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Site adjoins conservation area and is close to a number of listed buildings. Impacts dependent on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Limited services available in the small village and a very limited bus service.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 423 Church Farm, Eyke, IP12 2QG

Parish: Eyke

Proposed Use: Housing, open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 10miles away. Rendlesham Surgery is 1.6miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water flooding in various places.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of The Sandlings SPA. The site lies within 13km of the Deben Estuary SPA and Ramsar Site, and The Alde-Ore Estuary SPA, SAC, and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site 25m from GI LB & 12m from GII LB.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 3.5miles away. Melton Train Station is 2.8miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 777 Land to the west of The Street, Eyke

Parish: Eyke

Proposed Use: Housing/Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	There are more than 2 leisure facilities located nearby. The Ipswich Hospital is 10miles away. Rendlesham Surgery is the nearest GP, and is 1.8miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Deben and Alde-Ore estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC. Potential impact from increased recreational pressure on the estuary.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site adj. grade II listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site in SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 3miles away. The nearest bus stop is less than 200m away. Melton train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 144 Haven Exchange Site, Walton Avenue

Parish: Felixstowe

Proposed Use: housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	Site is located in Felixstowe West ward, identified in the Indices of Deprivation as being a relatively deprived ward. Development here provides an opportunity to address this.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health	++	Long term	Permanent	Within 1km of GP surgery and multiple leisure facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
inequalities				
4. To improve the quality of where people live and work	?	Medium term	Permanent	Potential bad neighbour use relationships.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Within 1km of a primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	No issues identified.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	Opportunity for townscape enhancements depending on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	-	Long term	Permanent	Loss of employment site.
17. To maintain and	+	Medium	Permanent	Potential to support Felixstowe

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Walking, cycling and public transport opportunities from the site location within the built up area of Felixstowe.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 941 Land at Deben High School, Garrison Lane

Parish: Felixstowe

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	Site is located in North Felixstowe ward, identified in the Indices of Deprivation as being a relatively deprived ward. Development here provides an opportunity to address this.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities with 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide good quality living environment in a suburban location close to services and public transport. Noise from the adjacent A14 is reduced by it being below the level of the site.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	No issues identified.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts on the urban - rural fringe of Felixstowe dependent on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Opportunity to support Felixstowe town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Regular public transport and a wide range of services within walking distance of the site.
19. To ensure that the digital infrastructure	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
available meets the needs of current and future generations				

Site Option: 335 Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road

Parish: Foxhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The Ipswich Hospital is 3miles away. Ravenswood Medical Centre is 1.7miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded in the Northern half of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Stour and Orwell Estuaries SPA and Ramsar Sites, the deben estuary SPA and Ramsar Site, the Sandlings SPA, and Hamfoed Water SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Ipswich Town Centre and employment areas is 3miles away. Derby Road Train Station is 2.5miles away. The nearest bus stops are just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 485 Land North & South of Bucklesham Road, IP10 0AG

Parish: Foxhall

Proposed Use: Mixed

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Ravenswood Medical Centre is 2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Areas subject to surface water flooding throughout the site.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Stour and Orwell Estuaries SPA and Ramsar Sites, the deben estuary SPA and Ramsar Site, the Sandlings SPA, and Hamfoed Water SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Ipswich Town Centre and employment areas is 4miles away. Derby Road Train Station is 3.5miles away. The nearest bus stops are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Site is proposed for a mix of uses and therefore has potential to make provision for improvements to digital infrastructure.

Site Option: 765 Land North of Bucklesham Road

Parish: Foxhall

Proposed Use: Retail/Office/General industry/Storage

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid employment. Site is located outside the lowest

Sustainability Objective	Effect	Timescale	Permanence	Comments
				25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Not applicable	Not applicable	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Approximately 3 miles of Martlesham Heath GP surgery.
4. To improve the quality of where people live and work	0	Medium term	Permanent	Opportunity to provide a good quality business and working environment.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	-	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	SPA within 13km.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts anticipated from employment development depending on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Not applicable	Not applicable	Bus services nearby but limited services in walking distance in Bucklesham village.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 780 Land at Springbank Farm

Parish: Foxhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The Ipswich Hospital is 3miles away. Ravenswood Medical Centre is 3miles away. There is only one leisure facility within 1mile of the

Sustainability Objective	Effect	Timescale	Permanence	Comments
				site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Stour and Orwell Estuaries SPA and Ramsar Sites, the deben estuary SPA and Ramsar Site, the Sandlings SPA, and Hamfoed Water SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within a river valley landscape.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich Town Centre and employment areas is 5miles away. Derby Road Train Station is 3miles away. The nearest bus stops are 900m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 977 Foxhall landfill site, Foxhall Road, Foxhall

Parish: Foxhall

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting employment, skills and better paid jobs.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	Within 3 miles of Martlesham Heath GP surgery and multiple leisure facilities at Martlesham.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Potential to provide a good quality business and working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use supporting skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic

Sustainability Objective	Effect	Timescale	Permanence	Comments
				movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-?	Long term	Permanent	Likely to result in an increase in waste production. Uncertain implications for future household waste recycling addressed by current use.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Development of site would result in the loss of good quality agricultural land.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of a SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No designated assets within or close to the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	2km from AONB boundary.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, skill and better paid jobs.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Potential to support use of our of centre retailing at Martlesham 1.5 miles away on the A12.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Medium term	Permanent	Car reliant location. Nearest regular bus service at Martlesham Health over 1 mile away.
19. To ensure that the digital infrastructure available meets the	+	Long term	Permanent	Serviced employment land expected to provide digital infrastructure.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 16 Land adj to Framlingham Tyres, Woodbridge Road

Parish: Framlingham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is the nearest hospital, and is 17miles away. Framlingham Medical Centre is the nearest GP, and is 0.7 miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	+?	Long term	Permanent	Site not in agricultural use with no other relevant designations. Site partly brownfield site.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Site borders flood zone 3a and lies within flood zone 2.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	site has good pedestrian connectivity with Framlingham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest town centre and employment centre is Framlingham, which is 500m away. The nearest bus stop is 600m away. The nearest train station is at Campsea Ashe, which is 6.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 261 Land north of Kings Avenue

Parish: Framlingham

Proposed Use: Housing/Expansion of school grounds

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 0.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	site has good pedestrian connectivity with Framlingham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town and employment centre and is less than 1mile away. Campsea Ashe train Station is 7miles away. The nearest bus stops are 0.1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 393 Charnwood Field, Rose Farm, Framlingham

Parish: Framlingham

Proposed Use: Housing,Retail,Business & office,Storage

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment elements would support jobs, skills and better paid employment. Site is located outside the lowest 25% and 10% most deprived wards in the country,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				therefore development is unlikely to have a significant impact on reducing poverty or social excl
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality working, business and living environment at an attractive market town situation.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Over 13km from coastal and estuary environments.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	SPA and other international biodiversity designations are over 13km away.Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate	0	Long term	Permanent	Indicator unlikely toe be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance areas and assets of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how the development on the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment elements would support
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	Potential to support Framlingham town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Medium term	Permanent	Market town location but Framlingham has relatively limited public transport compared to other market towns.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 428 land at Hill Farm, Kettleburgh Road

Parish: Framlingham

Proposed Use: mixed use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment elements present opportunity to support jobs, skills and better paid employment. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health	++	Long	Permanent	GP surgery and multiple leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
of the population overall and reduce health inequalities		term		facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality workingg, business and living environment in an attractive market town situation.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Employment elements potential to support skills and training. Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Development of site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely toe be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts on the urban - rural fringe of Framlingham dependant on how development of the site is taken forward.
16. To achieve	++	Medium	Permanent	Employment elements support jobs,

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	Opportunity to support Framlingham town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Medium term	Permanent	Market town location offering a range of facilities within walking distance. Although Framlingham has relatively limited public transport compared to other market towns.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 438 land at Bridge Cottage, Kettleburgh Road

Parish: Framlingham

Proposed Use: mixed use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Within 1 mile of GP surgery and a range of leisure facilities.
4. To improve the quality of where people live and work	?	Long term	Permanent	Adjacent sewerage works.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Within a mile of a primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Site is FZ3 and FZ2.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	No issues identified.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Potential impacts to urban - rural fringe depending on the nature of development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++?	Long term	Permanent	Potential for employment land to support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Opportunity to support Framlingham town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Market town location although Framlingham is less well served by public transport than other market towns.
19. To ensure that the	+?	Long	Permanent	Potential for serviced employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
digital infrastructure available meets the needs of current and future generations		term		land including digital infrastructure.

Site Option: 526 Land fronting New Street, south of Saxtead road, Framlingham

Parish: Framlingham

Proposed Use: Housing, education/primary school, public recreation, surgery & community use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 16miles away. Framlingham Surgery is 0.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2/3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding runs across the western edge of the site. This may affect the access to the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Multiple public footpaths run across the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Framlingham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is less than 1mile away. Campsea Ashe Train Station is 6miles away. The nearest bus stops are 0.4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Site is proposed for a mix of uses and therefore has potential to make provision for improvements to digital infrastructure.

Site Option: 547 Land at Dennington Road, North of Thomas Mills High School

Parish: Framlingham

Proposed Use: Housing/Care Home/Education/Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 0.3mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator nlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	There is recorded surface water flooding on the site, in the East and the North, as well as a small section in the West.
12. To safeguard the	0	Long	Permanent	Indicator nlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		term		
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Post medieval artefact discovered in the Western part of the site. A grade II listed building lies 23m to the west of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Public footpaths run across the middle of the site, and along the Northern edge of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	The site is 0.6miles from Framlingham Town Centre. However, the site lacks pedestrian connectivity into the Town Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is less than 1mile away. Campsea Ashe Train station is 7miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 742 Coldhall Lane, Saxmundham Road

Parish: Framlingham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding has been recorded along the Southern border of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Framlingham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is th nearest Town Centre and employment area and is 1mile away. Campsea Ashe Train Station is 6.7miles away. The nearest bus stop is 0.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 743 Infirmary Lane, Framlingham

Parish: Framlingham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health	+	Long	Permanent	The Ipswich Hospital is 17miles

Sustainability Objective	Effect	Timescale	Permanence	Comments
of the population overall and reduce health inequalities		term		away. Framlingham Surgery is 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	A small area of surface water flooding has been located in the South West corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Framlingham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is less than 1mile away. Campsea Ashe Train Station is 6.7miles away. The nearest bus stop is 0.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 744 Hollgate Hill, Woodbridge Road

Parish: Framlingham

Proposed Use: Housing/Retail/Office/Storage

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in	++	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	A very small area of FZ3b lies on the western border of the site. FZ3a and 2 are recorded in the West of the site. An area of Surface Water Flooding lies in the West of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site located with river valley landscape. A public footpath runs along the inside of the Eastern boundary of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and	0	Long	Permanent	The site is 0.8miles from

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		Framlingham Town Centre. However, the site lacks pedestrian connectivity into the Town Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is less than 1mile away. Campsea Ashe Train Station is 6miles away. The nearest bus stop is 0.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Site is proposed for a mix of uses and therefore has potential to make provision for improvements to digital infrastructure.

Site Option: 746 Fairfield Road South

Parish: Framlingham

Proposed Use: Housing/Retail/Leisure/Office

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 1.4mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding has been recorded in the North East corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	A public footpath and bridleway border the site to the East, West and South.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	The site is 0.6miles from Framlingham Town Centre. However, the site lacks pedestrian connectivity into the Town Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is th nearest Town Centre and employment area and is 1mile away. Campsea Ashe Train Station is 6miles away. The nearest bus stop is 0.5miles away.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Site is proposed for a mix of uses and therefore has potential to make provision for improvements to digital infrastructure.

Site Option: 749 Brick Lane, Framlingham

Parish: Framlingham

Proposed Use: Housing/Primary School

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 1.4mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions	-	Long	Permanent	Overall emissions in the district

Sustainability Objective	Effect	Timescale	Permanence	Comments
of greenhouse gases from energy consumption		term		could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	The site is 0.6miles from Framlingham Town Centre. However, the site lacks pedestrian connectivity into the Town Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is th nearest Town Centre and employment area and is 1mile away. Campsea Ashe Train Station is 6miles away. The nearest bus stop is 0.6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1161 Land at Manor Farm

Parish: Framlingham

Proposed Use: Mixed use (400 house, community, employment, 300 car parking spaces, and related infrastructure).

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital is 16.5miles away. Framlingham Surgery is 1.3miles away. There is more than 1 leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Site is located within agricultural land grade 3.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding recorded in a number of locations across the site. Flood Zone 2 borders the site in the south west.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Sandlings SPA, Staverton Park and The Thicks SSSI,
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies 90m to the east of the site. Consideration will need to address the impact of development on the higher slopes to the east on the historic assets within Framlingham, with specific reference to Framlingham Conservation Area and Framlingham Castle and its grounds.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Public rights of way run through the site in two locations, along the west and south boundary of site 742, and between sites 749 and 743. The fringes of Framlingham are considered to offer little opportunity for further development without compromising th
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has potential to improve pedestrian and cycle links into the town centre, providing residents with good access into the town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Campsea Ashe train station is 6miles away. The nearest bus stop is 0.6miles away. The site adjoins Framlingham, which provides significant employment opportunities.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Site is proposed for a mix of uses and therefore has potential to make provision for improvements to digital infrastructure.

Site Option: 496 Land at Grove Road Friston

Parish: Friston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 20miles away. The Leiston Surgery is 2.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Area of surface water flooding in the Southern half of the site.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Leiston is the nearest Town centre and employment area at 3miles away. Saxmundham Train Station is 3.3miles away. The nearest bus stop is 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 550 Land West of Saxmundham Road, Friston

Parish: Friston

Proposed Use: Housing/Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 20miles away. The Leiston Surgery is 2.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding recorded in the north west corner and in the middle of the eastern edge.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	A grade II* listed building lies 57m to the south of the site. The entire site lies within Friston Hall and surrounding park and gardens.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Leiston is the nearest Town centre and employment area at 3miles away. Saxmundham Train Station is 3.3miles away. The nearest bus stop is just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1105 Howard Construction (Anglia) Ltd., Boot Street, Great Bealings

Parish: Great Bealings

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Ipswich Hospital 3.4 miles away. Grundisburgh GP Practice 1.1 miles away. No leisure facilities within 1 mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Bealings Primary School 1.1 miles away. Farlingaye High School 2.8 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site - builders yard.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Deben estuary , which is a Ramsar site, SPA, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	GII LB 38m from site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	0	Long term	Permanent	No designations on the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the town and employment centre, and is 4miles away. The nearest bus stop is in front of the site. Woodbridge train station is the nearest station is 4.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 560 Land to the East of Woodbridge Road

Parish: Grundisburgh

Proposed Use: Housing, Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	There is one leisure facility located nearby. The site is 0.8 miles from a GP surgery in Grundisburgh and 5.5 miles from Ipswich Hospital.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site situation presents a good quality rural environment on the edge of a village with a range of services including bus services to nearby towns.
5. To improve levels of education and skills in	++	Long term	Permanent	Primary school within walkable distance (1 mile)

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the Deben estuary within 8km. The Deben Estuary is a SPA for wild birds, Ramsar and SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Site has some archaeological potential
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site in SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage	+	Long	Permanent	Woodbridge is the town and

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		term		employment centre, and is 4miles away. Bus stops are located nearby. Woodbridge train station is the nearest station, and is 4.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1119 Land to the west of Ipswich Road, Grundisburgh
Parish: Grundisburgh
Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Nearest GP surgery is 0.2 miles away. Nearest hospital is 3.9 miles away. 1 leisure facility located nearby.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of this site would result in a loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	No designations on site however BAP species has been identified adjacent to the site
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Site located adjacent historic parkland
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Site located opposite a SLA
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Bus stop within 200m of site. Nearest station, town and employment centre is Woodbridge, 5.1 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1133 Land to the east of Woodbridge Road, Grundisburgh

Parish: Grundisburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	1 leisure facility located nearby. Nearest GP surgery is 0.4 miles away. Nearest hospital is 4.4 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	--?	Long term	Permanent	Site is at risk of surface water flooding and is opposite flood risk zones 2 and 3
12. To safeguard the	0	Not	Not	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		applicable	applicable	
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	No designations on site however a BAP species has been identified
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site 70m from Grade II listed building
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site located in SLA and opposite conservation area. Development on this site would extend the settlement further into the countryside.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Bus stops within 200m of site. Woodbridge is closest station, town and employment centre, 4.9 miles
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 467 Land fronting east side of The Street, Hacheston

Parish: Hacheston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing	+	Long	Permanent	Any future development for this site

Sustainability Objective	Effect	Timescale	Permanence	Comments
requirements of the whole community		term		will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	There are no leisure facilities located nearby. The Ipswich Hospital is 13.5miles away, but 23mins. Wickham Market Medical Centre is the nearest GP, and is 2.1miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	The site sits just outside FZ2. Site not considered at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No designations on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building is 14m away.
15. To conserve and	-	Long	Permanent	Site is in SLA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town and employment centre, and is 3.5miles away. There is a bus stop just outside the site. Campsea Ashe is nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 652 Land opposite 2 Low Meadows, The Street

Parish: Hacheston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	There are no leisure facilities located nearby. The Ipswich Hospital is 14miles away. Wickham Market Medical Centre is the nearest GP, and is 2.1miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of this site would result in a loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No designations on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations on the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site in SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage	+	Long	Permanent	Framlingham is the nearest town

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		term		and employment centre, and is 3.5miles away. The nearest bus stop is less than 400m away. Campsea Ashe train station is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1109 Church Field, Os 2646, The Street, Hacheston

Parish: Hacheston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Site is 1.9 miles from nearest GP surgery and 9.3 miles from the nearest hospital. There are no leisure facilities located nearby.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No designations on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site is 23m from Grade 1 listed church
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within SLA
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Bus stops located adjacent to site. Campsea Ashe Train station 2.4 miles away. Framlingham is closest town and employment centre, 4.1 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1110 Field South East Of Garage, The Street, Hacheston

Parish: Hacheston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	2.1 miles from nearest GP surgery. 9.5 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary school within 3 miles
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Some surface water flood risk to the north of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	No designations on site however BAP species has been identified.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site is 30m from Grade II listed building
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within SLA
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Bus stops within 200m of site. Campsea Ashe Station 3.1 miles away. Framling is nearest town and employment centre, 4 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 398 land at Meadow Farm, Meadow Farm Lane

Parish: Hollesley

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to

Sustainability Objective	Effect	Timescale	Permanence	Comments
				provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (0.3miles to Hollesley Primary).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-?	Long term	Permanent	Very small area of flood zone 2/3 along the southern boundary of the site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approx. 500m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site.
15. To conserve and enhance the quality and	-	Long term	Permanent	Site is within the AONB.

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is 800m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 477 Meadow Park Livery Stables, Alderton Road, IP12 3RQ

Parish: Hollesley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	Site is within 0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in	++	Long term	Permanent	Primary school within walkable distance (0.3miles to Hollesley

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				Primary).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Small area of flood zone 2/3 along the southern boundary of the site. and has some surface water flood risk.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approx. 500m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
retail centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is 800m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 532 Land fronting Rectory road, Hollesley

Parish: Hollesley

Proposed Use: Housing, open spaces

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (0.6 miles, Hollesley)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and	--	Long	Permanent	Development of site would result in

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance soil and mineral resources		term		the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Risk of surface wtr flooding Northern most point of site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Not applicable	Not applicable	Site is approx. 450m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	No designations on site, some fragmentary cropmarks of field boundaries and trackways.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is 150m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 542 Tower House, Tower Hill Road

Parish: Hollesley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	Site is within 0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (0.3miles to Hollesley Primary).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic	-	Long term	Permanent	Risk of surface wtr flooding NW part of site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approx. 470m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is 480m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 563 Land opposite Moorlands, Hollesley

Parish: Hollesley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital. Although there is a GP branch surgery within Hollesley, the surgery is only open on a Monday afternoon.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Site in close proximity to the coast and estuaries.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site immediately adjacent to the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour

Sustainability Objective	Effect	Timescale	Permanence	Comments
				and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations on site, indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--?	Long term	Permanent	The site is located within an Area of Outstanding Natural Beauty and is close to a Special Protection Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is 200m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 567 Land East of Rectory Road, Hollesley

Parish: Hollesley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	Site is within 0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (0.5miles to Hollesley Primary).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Risk of surface wtr flooding on most of site.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approx. 350m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No designations on site. Three possible areas of barbed wire obstruction, or World War Two 'strongpoints'.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	-	Long term	Permanent	Site within the AONB.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7 miles away. A bus stop is adjacent to the site. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 761 Land to the West of Duck Corner

Parish: Hollesley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	0.1 miles from Hollesley Village Hall Branch Surgery. 14 miles from nearest hospital.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (0.5miles to Hollesley Primary).
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approx. 150m from the Sandlings SPA, within 13km of the Deben Estuary SPA and Ramsar site, the Alde-Ore SPA, SAC and Ramsar site and within 13km of the Stour and Orwell SPA and Ramsar site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of	0	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 7

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				miles away. A bus stop is 100m away. Melton train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 693 Land to the West of the Village of Huntingfield, IP19 0PU

Parish: Huntingfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 26miles away. Laxfield Branch Surgery is the nearest GP, and is 2.9miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The Northern edge of the site lies within the Special Landscape Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Halesworth is the Town Centre and employment area at 4.8miles away. Halesworth Train Station is 4.8miles away. The nearest bus stop is 250m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 96 Land adjacent to 8 Carlton Road

Parish: Kelsale cum Carlton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site is located within 1 mile of Saxmundham Health medical centre. The site is located within 1 mile of a playing field.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Alde-Ore SPA, SAC and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	The site is flat and surrounded by tall trees and hedges, which will contain development in the landscape. It is therefore unlikely that development would affect the nearby Kelsale Mill.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site is located within 2 miles from Saxmundham town centre, which can be accessed by foot, bike or public transport. Development on this site would support shops and services in the town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is located close to a bus route and is located within 2 miles from shops and services in the town centre and is within 1 mile from an employment area.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 450 Land Adj. Mill Farm, Rosemary Lane IP17 2QS

Parish: Kelsale Cum Carlton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is the nearest Hospital, and is 18 miles away. The nearest GP is Framlingham Medical centre, which is 1.9Miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded across the western side of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Minsmere-Walberswick SPA, SAC, and Ramsar

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Site, The Sandlings SPA, and The Alde-Ore SPA, SAC and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site is located within 2 miles from Saxmundham town centre, which can be accessed by foot, bike or public transport. Development on this site would support shops and services in the town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is located close to a bus route and is located within 2 miles from shops and services in the town centre and is within 1 mile from an employment area.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 487 Land adjacent to FirTrees, Rosemary Lane

Parish: Kelsale Cum Carlton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the	++	Long term	Permanent	Any future development for this site will be expected to deliver a

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hosital is 21miles away. Saxmundham Health Centre is 0.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and	0	Long term	Permanent	No issue identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issue identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham is the nearest Town Centre and employment area, at 1mile away. Saxmundham Train Station is 1.3miles away. The nearest bus stop are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1020 Land adjacent to Pear Tree Close, Kelsale cum Carlton

Parish: Kelsale cum Carlton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hosital is 21miles away. Saxmundham Health Centre is 0.7miles away. There is more than one leisure facility within 1mile of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	An area of Surface Water Flooding has been recorded in the North of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issue identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issue identified.
16. To achieve	0	Long	Permanent	Site unlikely to create additional

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham is the nearest Town Centre and employment area, at 1mile away. Saxmundham Train Station is 1.1miles away. The nearest bus stop are 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 520 Land East of Bell Lane & South of Kesgrave

Parish: Kesgrave

Proposed Use: Mixed use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Site is located in XXXX ward, identified in the Indices of Deprivation as being a relatively deprived ward. Development here provides an opportunity to address this.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile of the site.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in a suburban location close to amenities.
5. To improve levels of education and skills in	++	Long term	Permanent	Primary school within 1 mile of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts dependent on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	Opportunity to support Kesgrave local centre.
18. To encourage efficient patterns of movement, promote	+	Long term	Permanent	Regular bus services, cycling infrastructure and amenities within walking distance of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 565 Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL

Parish: Kesgrave

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	There are more than 2 leisure facilities located nearby. Doctor's surgery and numerous leisure facilities located within 1 mile. Ipswich Hospital located within 0-6 miles.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site not in agricultural use with no other relevant designations. Site is mainly greenfield, containing some

Sustainability Objective	Effect	Timescale	Permanence	Comments
				brownfield land in servicing areas.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the estuary – Deben Estuary and Orwell Estuary - SSSI, Ramsar Sites, SPAs, AONB.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No archaeological or historical designations identified. No listed buildings identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No landscape or townscape designations identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is situated within Kesgrave District centre and therefore has the potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Weekly shop and employment within 10 miles. Train station within 5 miles. Bus stop within 0.6 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 74 Land adj to Moyses Cottage and north of Lings Field

Parish: Kettleburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 13miles away. Framlingham Surgery is 2.5miles away. There is more than one leisure facility within 1mie of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of The Deben Estuary SPA, and Ramsar Site, and The Snadlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The eastern part of the site is located within river valley landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is 3miles away. Campsea Ashe Train Station is 5.5miles away. The nearest bus stops are 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 198 Land adj. Churchside, Church Road

Parish: Kettleburgh

Proposed Use: Affordable Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	Site has potential to deliver 100% affordable housing.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing.

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 13 miles away, but takes 29mins. Framlingham Medical Practice is the nearest GP, and is 2.5 miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Deben SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and	--	Long term	Permanent	A grade I listed building and two grade II listed buildings are located 66m West of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is within a SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Framlingham is the nearest town centre and employment centre, which is 3miles away. A bus stop lies less than 200m away. The nearest train station is in Campsea Ashe, which is 5.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 245 Land west of Rectory Road

Parish: Kettleburgh

Proposed Use: Affordable Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+	Long term	Permanent	Site has potential to deliver 100% affordable housing.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 13miles away. Earl Soham Branch Surgery is 3miles from the site. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of	0	Long	Permanent	Primary school within 3 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
education and skills in the population overall		term		
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding runs along the Eastern edge of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Deben Estuary Spa and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest town centre and employment centre, which is 3miles away. A bus stop lies just outside the site. The nearest train station is in Campsea Ashe, which is 5.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1152 Land to the East of Street Farm, The Street, IP13 7JP, Kettleburgh

Parish: Kettleburgh

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	12.7miles to Ipswich Hospital. 2.5miles to Framlingham Surgery. There is more than 1 leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding occupies the majority of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA, the Sandlings SPA, and Staverton Park and The Thicks SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site sits in the bottom of a small valley with agricultural land sloping up away to the east. A hedgerow borders occupies the Street frontage. A Public right of way runs to the north of the site. It is considered the open nature of the eastern side
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Campsea Ashe train station is 5.5m away. A bus stop lies just outside the site. Framlingham is the nearest employment centre and is 2.5m iles away.
19. To ensure that the digital infrastructure	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator

Sustainability Objective	Effect	Timescale	Permanence	Comments
available meets the needs of current and future generations				unlikely to be affected.

Site Option: 552 Land fronting Falkenham Road

Parish: Kirton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	There is one leisure facility located nearby. Numerous doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of this site would result in a loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the estuary – Deben Estuary, Orwell Estuary and Alde-Ore Estuary - SSSI, Ramsar Sites, SPAs, SAC, Heritage Coast, AONB. One BAP species located on site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No historical and/or archaeological designations identified. No listed buildings identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site less than a mile from AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	Site is located outside of the Kirton physical limits boundaries. However, it is located within close proximity to the village centre with good access to the village centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Bus stop within 0.6 miles. Weekly shop and employment within 10 miles. Train station within 5 miles
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 553 Land fronting Church Lane, Kirton

Parish: Kirton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	One leisure facility nearby. Numerous doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of this site would result in a loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered at risk of flooding
12. To safeguard the integrity of the coast and	0	Not applicable	Not applicable	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the Deben and Orwell estuaries SPAs.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No historical and/or archaeological designations identified. No Listed Buildings identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Not applicable	No landscape designations on site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	Site is located just outside the Kirton physical limits boundary. However, it is located within close proximity to the village centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Bus stop within 0.2 miles. Weekly shop and employment within 10 miles. Train station within 5 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 754 Land West of Bucklesham Road

Parish: Kirton

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the	++	Long term	Permanent	Any future development for this site will be expected to deliver a

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	There is one leisure facility nearby. Numerous doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The western and northern portions of the site are subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the estuary – Deben Estuary and Orwell Estuary - SSSI, Ramsar Sites, SPAs, AONB.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No historical and/or archaeological designations identified. No listed buildings identified.
15. To conserve and	0	Not	Not	No landscape or townscape

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		applicable	applicable	designations identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is located outside of the Kirton physical limits boundaries. However, it is located within close proximity to the village centre with good access to the village centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Bus stop within 0.6 miles. Weekly shop and employment within 10 miles. Train station within 5 miles
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 755 Land West of Trimley Road

Parish: Kirton

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	There is one leisure facility located nearby. Numerous doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicators unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work				
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The southern and north eastern portions of the site are subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the estuary – Deben Estuary and Orwell Estuary - SSSI, Ramsar Sites, SPAs, AONB. Four BAP species identified on the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Grade II listed buildings located to the north east and east of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No landscape or townscape designations identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and	+?	Long	Permanent	Site is located outside of the Kirton

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		physical limits boundaries. However, it is located within close proximity to the village centre with good access to the village centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Bus stop within 0.6 miles. Weekly shop and employment within 10 miles. Train station within 5 miles.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 856 land to the rear of 76 - 86 Bucklesham Road

Parish: Kirton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	One leisure facility located nearby. Numerous doctors' surgeries located within 1-5 mile radius. Ipswich Hospital located 6-12 miles away.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where	-	Long	Permanent	Development likely to result in an

Sustainability Objective	Effect	Timescale	Permanence	Comments
possible improve air quality		term		increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on the estuary – Deben Estuary and Orwell Estuary - SSSI, Ramsar Sites, SPAs, AONB.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Grade II listed building lies to the south east of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No landscape of townscape designations identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	Site is located outside of the Kirton physical limits boundaries. However, it is located within close proximity to the village centre with good access to the village centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Bus stop within 0.6 miles. Weekly shop and employment within 10 miles. Train station within 5 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 52 Land opposite Knodishall Primary School, Judith Avenue

Parish: Knodishall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 21miles away. GP surgery is 1.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded in the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Minsmere-Walberswick SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian access into Knodishal centre, with potential to support services in the centre. The site is also well related to Leiston with pedestrian connectivity into Leiston, with potential to support the retail offer in the Town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The nearest town centre and employment centre is Leiston, which is less than 2miles away. A bus stop is less than 700m away. The nearest train station is in Saxmundahm, and is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 271 Land rear of Little Barton and Bruins Loke, School Road

Parish: Knodishall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 24miles away. The Leiston Surgery is 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good connectivity with Leiston Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston Town Centre and employment area is 1mile from the site. Saxmundham Train Station is 4miles away. The nearest bus stop is
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1100 Land to the rear of Crisps Paramount Garage Ltd and Broadacres, Leiston Rd, Knodishall

Parish: Knodishall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	Ipswich Hospital 18.2 miles away. Leiston Surgery 1.1 miles away. Village Hall within 1 mile. Leiston Leisure centre 1.6 miles. Leiston Town Athletic Association 1.2 miles.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Codfair Green County Primary School within 1 mile. Alde Valley Academy 1.5 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land (grade 4)
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SAC, SPA, and SSSI. Potential impact from increased

Sustainability Objective	Effect	Timescale	Permanence	Comments
				recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Adjacent to Romany's Rest, a Grade II listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Adjacent to important river valley landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest town centre and employment centre is Leiston, which is less than 2miles away. A bus stop is less than 100m away. The nearest train station is in Saxmundahm, and is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1102 Land rear of 27 Judith Avenue, Knodishall

Parish: Knodishall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	ny future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	pswich Hospital 18.2 miles away. Leiston Surgery 1.1 miles away. Village Hall within 1 mile. Leiston Leisure centre 1.6 miles. Leiston Town Athletic Association 1.2 miles.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Codfair Green County Primary School within 1 mile. Alde Valley Academy 1.5 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site formally used for agriculture, but not graded as best or most versatile land (grade 4)
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Northern parts of the site are within FZ2 and 3. FZ2 covers 0.06ha of the site (4.3% of the site). FZ3 covers 0.08ha (5.7% of the site). Hundred River along N boundary is FZ3b.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Medium term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SAC, SPA, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No designations identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	he nearest town centre and employment centre is Leiston, which is less than 2miles away. A bus stop is less than 100m away. The nearest train station is in Saxmundahm, and is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 3 Land adjacent to Sizewell Sports and Social Club, King Georges Avenue

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital is 24miles away. The Leiston Surgery is 0.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources		Long term	Permanent	Check with Julie for Agri land grade classification
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded on the eastern side of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Sandlings SPA. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Leiston Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston is the nearest Town Centre and employment area and is less than 1mile away. Saxmundham Train Station is 5.2miles away. The nearest bus stop is 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 254 Land rear 43-67 Abbey Road

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 22miles away. The Leiston Surgery is 0.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The Northern part of the site lies in an area of surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuary SPA, Sac, and Ramsar Site, The Minsmere-Walberswick SPA, SAC, and Ramsar site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian access into Leiston Town centre, with potential to support the retail offer in the Town.
18. To encourage efficient patterns of	+	Long term	Permanent	Leiston Town Centre and employment centre is less than

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				1mile away. Saxmundham Tran Station is 4.5miles away. The nearest bus stops are 0.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 255 132-136 Haylings Road

Parish: Leiston

Proposed Use: Housing/Holiday Homes

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 22miles away. The Leiston Surgery is 0.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and	-	Long	Permanent	Site not in agricultural use with no

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance soil and mineral resources		term		other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	An area of surface water flooding runs through the Eastern half of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuary SPA, Sac, and Ramsar Site, The Minsmere-Walberswick SPA, SAC, and Ramsar site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian access into Leiston Town centre, with potential to support the retail offer in the Town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston Town Centre and employment centre is less than 1mile away. Saxmundham Tran Station is 4.5miles away. The nearest bus stops are 200m away.
19. To ensure that the digital infrastructure	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator

Sustainability Objective	Effect	Timescale	Permanence	Comments
available meets the needs of current and future generations				unlikely to be affected.

Site Option: 498 Land at Red House Lane, Leiston

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 22miles away. The Leiston Surgery is in Leiston, so is less than 1mile away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded in the North of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Sandlings SPA. The site is within 13km of The Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian access into Leiston town Centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston is the nearest town centre and employment area and is less than 1mile away. Saxmundham Train Station is 5miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1061 Land opposite 36-84 Westward Ho, Buckleswood Road, Leiston

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 22miles away. The Leiston Surgery is in Leiston, so is less than 1mile away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	A small area of Surface Water Flooding borders the site in the North.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	A grade II listed building lies to the North West of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian access into Leiston town Centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston is the nearest town centre and employment area and is less than 1mile away. Saxmundham Train Station is 5miles away. The nearest bus stop is 750m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1115 Dunns Hole, land off King Edward Road, Leiston

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital 18.8 miles. The Leiston Surgery 0.4 miles. Leiston FC, Leiston Town Athletic Association, allotments, and Leiston Leisure Centre within a mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Leiston Primary School within a mile. Alde Valley Academy 1.2 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site (formally a landfill site)
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site lies within 8km of the Alde-Ore estuary, which is a ramsar site, SAC, SPA, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and	-	Long	Permanent	Grade II listed building lies 55m to

Sustainability Objective	Effect	Timescale	Permanence	Comments
where appropriate enhance areas and assets of historical and archaeological importance		term		the South West of the site, with a uninterrupted view from the site (proposal inc. replanting between as a screen). A grade II* listed building lies to the North of the site; no clear views of LB from site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No designations.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is within walking distance of Leiston town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Leiston town centre and employment centre is within walking distance. Bus stop approx. 200m away. Saxmundham is the nearest train station, which is 4.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1162 Land at 89 Waterloo Avenue

Parish: Leiston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Ipswich Hospital is 22miles away. The Leiston Surgery is 0.5miles away. There is more than 1 leisure facilities within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding covers the majority of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Sandlings SPA, the Southern North Sea SAC, the Alde-Ore Ramsar site, and SPA, Ofordness-Shingle Street SAC, and Staverton Park and the Thicks SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and	-	Long term	Permanent	Site is occupied by a single dwelling and garden. Due to the open rural

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				character of the land to the west, and south of the site, it is expected any development would need to be defined by hedgerows and hedgerow trees.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	Permanent	Site has good pedestrian connectivity with Leiston town centre, within 1mile.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham train station is 3.5miles away. Bus stops lie just to the east of the site's road frontage. Leiston town centre is less than 1mile from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 347 Land north west of Walk Farm

Parish: Levington

Proposed Use: Off-port distribution facilities

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	Beyond 3 miles of a GP surgery and multipel leisure facilities in Felixstowe and the edge of Ipswich.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality business and working environment and benefit the environemnt of existing busy employment areas.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting local skills and training.
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Approximately 2km from River Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	Bowl Barrow Scheduled monument is within the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Impacts on open countryside between Ipswich and Felixstowe along the A14.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure	-?	Long term	Permanent	Car reliant location with nearby bus routes and potential to explore rail freight infrastructure.

Sustainability Objective	Effect	Timescale	Permanence	Comments
good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 1140 Land adj. to Stratton Hall Drift, Levington

Parish: Levington

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	More than 3 miles from a GP surgery and multiple leisure facilities in Felixstowe and the edge of Ipswich.
4. To improve the quality of where people live and work	+	Long term	Permanent	Potential to provide a good quality business and working environment and benefit existing busy employment areas.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Port related development potential impacts.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Anticipated impacts from employment development dependent upon of development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Road focused location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Employment use expected to include digital infrastructure.

Site Option: 471 Greyhound Field, Halesworth Road, TM3378 field number 1503

Parish: Linstead Parva

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	James Paget Hospital is 27miles away. Dr J Shapland &Partners in Halesworth is the nearest GP, and is 3.5miles away. No leisure facilities in 1 mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision within 3 miles
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	The site lies within flood zones 2 and 3a, and also contains an area of surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	A BAP (Spotted flycatcher) lies on the site.
14. To conserve and where appropriate enhance areas and assets	0	Long term	Permanent	No designations on the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No designations on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-			Halesworth is the nearest town and employment centre, and is 4.5miles away. The nearest bus stop is in Halesworth, which is 4.5miles away. Halesworth has the nearest train station, which is 4.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1101 Land West of 2 Harleston Road, Linstead Parva
Parish: Linstead Parva
Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	James Paget Hospital is 26miles away. Cutlers Hill Surgery is 3.5miles away. There is only one leisure facility within 1mile of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding runs across the majority of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Orwell and Stour Estuaries SPA, and Ramsar Sites, and the Deben Estuary SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	--	Long term	Permanent	Halesworth Train Station is 5.3 miles away. Halesworth is the nearest employment centre and is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 400 land at Ivy House Farm, Ashe Road

Parish: Marlesford

Proposed Use: residential and employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected. Kely to be affected.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	GP surgery and multiple leisure facilities iwthin 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide an attractive working enviornment adjacent the A12.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Primary school within 3 miles. Potential for employment use to support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Former agricultural use for food production.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issue identified No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Small A12 village location on the 64 bus route between Ipswich and Aldeburgh.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment expected to include digital infrastructure.

Site Option: 470 The Chestnuts, Hall Road

Parish: Martlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multipelleisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in an attractive urban - rural fringe location.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Within 1 mile of primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	No issues identified.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	No issues identified.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Landscape impacts and screening opportunities from existing trees depending on the nature of development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and facilities along the A1214.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 533 Land East of Felixstowe road, Martlesham

Parish: Martlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Within 1 mile of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	opportunity to provide a good quality living environment close to amenities and countryside.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Within 1 mile of a primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	?	Long term	Permanent	Woodland site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Within 1 km of SPA at Martlesham Creek.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Within 1 km of SPA at Martlesham Creek.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--?	Long term	Permanent	Potential coalescence impacts.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected. Close to out of centre retail.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Public transport and cycling infrastructure in close proximity as well as a range of amenities in walking distance.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 1123 Land opposite Martlesham House, School Lane, Martlesham

Parish: Martlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital 4.1 miles. Martlesham Health Surgery 1.2 miles. Suffolk Swimming, Martlesham Recreation Ground, Martlesham Creek boatyard and Beacon Rally Karts within 1 mile.
4. To improve the quality	0	Long	Permanent	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
of where people live and work		term		
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Gorseland Primary School 1.9 miles. Kesgrave High School 2.4 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is 1km of Martlesham Creek that is part of the Deben Estuary SPA, SSI and Ramsar. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No historical and/or archaeological designations identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Adjacent to AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and	0	Long	Permanent	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest town centre and employment centre is Woodbridge, which is 2.2 miles away. Bus stop 500m away on Main Road. The nearest train station is at Woodbridge, which is 2.2 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1018 Land at Anson Road, Martlesham Heath

Parish: Martlesham Heath

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in an established residential area close to amenities.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within 1 mile.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where	-	Long	Permanent	Development likely to result in an

Sustainability Objective	Effect	Timescale	Permanence	Comments
possible improve air quality		term		increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	No issues identified.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	No issues identified.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Walking distance of Martlesham Heath local centre and out of centre retail park.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Regular bus service, cycling opportunities and a range of facilities within walking distance.
19. To ensure that the digital infrastructure available meets the	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 408 Land to the North of Woods Lane

Parish: Melton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 7miles away. Little St John Street Surgery is 0.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Short term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	An area of Surface Water Flooding runs onto the site, from the North East corner onto the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Deben Estuary SPA and Ramsar Site. The site is within 13km of the Orwell SPA, and Ramsar Site, the Sandlings SPA, and the Alde-Ore Estuary SPA, SAC, and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is less than 1mile away. Melton Train Station is 0.8miles away. The nearest bus stop is outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 490 Valley Farm Melton Woodbridge

Parish: Melton

Proposed Use: Housing/ retirement village

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 7miles away. Little St John Street Surgery is 0.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator nlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	A thin area of Surface Water Flooding runs onto the site from the North East corner, across the site to the Western boundary.
12. To safeguard the	0	Long	Permanent	Indicator nlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
integrity of the coast and estuaries		term		
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, the Orwell SPA, and Ramsar Site, the Sandlings SPA, and the Alde-Ore Estuary SPA, SAC, and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is less than 1mile away. Melton Train Station is 0.9miles away. The nearest bus stop lies 100m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 769 Land Adjacent to The Meadows

Parish: Monewden

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards

Sustainability Objective	Effect	Timescale	Permanence	Comments
				in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	GP surgery and leisure facilities over 3 miles away.
4. To improve the quality of where people live and work	-	Long term	Permanent	Remote rural location.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste		Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and	-?	Long term	Permanent	Impacts on listed building close to the site depending on how development of the site is taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependent on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Rural car reliant location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Medium term	Permanent	Indicator unlikely to be affected.

Site Option: 285 Land rear of The Old Piggery, Mill Road

Parish: Newbourne

Proposed Use: Mixed Use

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++?	Medium term	Permanent	Employment elements would support jobs, skills and better paid employment. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social excl
2. To meet the housing requirements of the whole community	++?	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health	+	Long term	Permanent	Approximately 3 miles from Martlesham Heath GP surgery and leisure facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
inequalities				
4. To improve the quality of where people live and work	+?	Medium term	Permanent	Potential to create a working and living environment in a high quality and distinctive environment setting.
5. To improve levels of education and skills in the population overall	+?	Medium term	Permanent	Employment use would support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Existing land use is horticulture.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Within 1km of Deben Estuary.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	?	Long term	Permanent	The site is in close proximity to listed buildings.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Distinctive townscape setting could be impacted depending on the nature of development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++?	Medium term	Permanent	Serviced employment land would support local jobs, productivity and prosperity.
17. To maintain and	0	Medium	Permanent	Closer to out of centre retail at

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		Martlesham than town centres.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Medium term	Permanent	Public transport, walking and cycling opportunities are limited by the level of services in the rural village location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium term	Permanent	Serviced employment land would be expected to provide digital infrastructure.

Site Option: 501 Newbourne Business Park, Mill Road, IP12 4NP

Parish: Newbourne

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 6miles away. Martlesham Heath Surgery is 2.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, the Stour and Orwell Estuaries SPA and Ramsar Sites, the Alde-Ore Estuary SPA, SAC, and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Adjacent listed Newbourne Hall.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 5miles away. Woodbridge Train

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				Station is 5.3miles away. The nearest bus stop is 50m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1116 Land at Garden House, Mill Road, Newbourne

Parish: Newbourne

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital 5.1 miles. Martlesham Health Surgery 2.5 miles. Suffolk Camping, Newbourne Springs, and Newbourne Woodland Campsite within a mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicators unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Bucklesham Primary school 2.2 miles. Kesgrave High School 5.3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Eastern edges in flood zones 2 & 3
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is 1.3km of the Deben estuaries/edge of the Ramsar sites, SPAs, and SSSIs. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Temporary	The site is opposite the GII* Newbourne Hall. Grade I Church of St Mary 180m to northwest. Grade II The Fox Public House 200m to the north.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	AONB to the northeast and east. Located in a SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Bus stop approx 20m away. Woodbridge train station 7 miles. Martlesham is the nearest key service centre and employment centre, and is 5 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 98 Land north of the Depot, Church Road

Parish: Otley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9miles away. Debenham Group Practice is 0.2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and the Snaldings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 8miles away. The nearest bus stop lies outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 465 Land Bounded by Helmingham Road & Ipswich Road, Otley
Parish: Otley
Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9miles from the site. Debenham Group Practice is 0.4miles from the site. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies 38m from the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Development would extend the village north of the natural boundary of Ipswich Road and hence impact on the countryside landscape setting of the village.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and is 6.5miles away, and is also the nearest major employment area. The nearest bus stop is 350m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 764 Land at Chapel Road

Parish: Otley

Proposed Use: Housing and Open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9miles from the site. Debenham Group Practice is 0.4miles from the site. There is more than one leisure facility within

Sustainability Objective	Effect	Timescale	Permanence	Comments
				1mile of the site.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Risk of surface wtr flooding N & S corners of site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified on site. There is a TPO on an adjacent site.
16. To achieve sustainable levels of prosperity and growth	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and is 6.5miles away, and is also the nearest major employment area. The nearest bus stop is 350m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 772 Land North of Swiss Cottage Farm

Parish: Otley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9miles away. Debenham Group Practice is 0.4miles from the site. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Some risk of surface wtr flooding E & W boundaries.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 31km of the Deben Estuary SPA and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				6miles away. Mekton Train Station is 8miles away. The nesarest bus stop is 200m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1001 Land north of Otley House, Helmingham Road, Otley

Parish: Otley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9miles away. Debenham Group Practice is 0.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site not in agricultural use with no other relevant designations.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and the Snaldings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Potential issues in relation to the Grade II Listed building to the south of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site would extend into the open countryside and is relatively poorly related to the existing built up area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 8miles away. The nearest bus stop is 0.2miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1163 Land North West of Chapel Road

Parish: Otley

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Short term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Otley Medical centre within 1 mile. Ipswich Hospital 7 miles away.
4. To improve the quality of where people live and work	+	Short term	Permanent	Reuse of brownfield land
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within 1 mile.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Short term	Permanent	Development of site would result in the loss of grade 2/3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Short term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-?	Short term	Permanent	BAP species located outside southern part of the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	Permanent	Grade 2 listed buildings to the east and west.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	Indicator unlikely to be affected.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Site located close to bus stops. Wickham Market is 8 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 37 Land adjacent Bridge Cottages, The Causeway

Parish: Peasehall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing

Sustainability Objective	Effect	Timescale	Permanence	Comments
				poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 23 miles away. Yoxford Branch Surgery is the nearest GP, and is 2.4miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded along the northern edge of the site. The northern edge of the site is also close to flood zone 2.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SAC, SPA, and Ramsar Site, and The Sandlings SPA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	The northern half of the site lies within Peasenhall historic settlement core. The site is surrounded by grade II listed buildings.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site lies within Peasenhall Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Site has good pedestrian access to Peasenhall centre, with potential to support the services in the village.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham is the nearest town and employment centre, which is 5miles away. The nearest bus stop is less than 200m away. Darsham Station is the nearest train station, which is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 380 land east of Newlands, Mill Road

Parish: Peasenhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health	+	Long	Permanent	The Ipswich Hospital is 23 miles

Sustainability Objective	Effect	Timescale	Permanence	Comments
of the population overall and reduce health inequalities		term		away. Yoxford Branch Surgery is the nearest GP, and is 2.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the The Minsmere-Walberswick SPA, SAC, and Ramsar Site, Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North SEA SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Saxmundham is the nearest town and employment centre, which is 5miles away. The nearest bus stop is 1350m away. Saxmundahm train station is 6miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 718 Land adjoining Russell Close, Badingham road, Peasenhall

Parish: Peasenhall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 23 miles away. Yoxford Branch Surgery is the nearest GP, and is 3.1miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of	0	Long	Permanent	Primary school within 3 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
education and skills in the population overall		term		
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	The Southern edge of the site lies within flood zones 2 and 3a, as well as recorded surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the The Minsmere-Walberswick SPA, SAC, and Ramsar Site, Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and	0	Long	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Saxmundham is the nearest town and employment centre, which is 4.5miles away. The nearest bus stop is 300m away. Saxmundahm train station is 5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 719 Land at Low Farm Bungalow, Peasehall, IP17 2JN

Parish: Peasehall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 23 miles away. Yoxford Branch Surgery is the nearest GP, and is 2.9miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	The majority of the site is within FZ2 and 3a. Parts of the site are within FZ3b. The access may only be possible in FZ3b.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the The Minsmere-Walberswick SPA, SAC, and Ramsar Site, Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies 44m to the East of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The entire site lies on a conservation area and a special landscape area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Long term	Permanent	Saxmundham is the nearest town and employment centre, which is 5.2miles away. The nearest bus stop is 900m away. Darsham train

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				station is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 284 Land south Hall Farm House, Loudham Hall Road

Parish: Pettistree

Proposed Use: employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use potential to support jobs,
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	++	Medium term	Permanent	Within 1 mile of a GP surgery and multiple leisure facilities in Wickham Market.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Potential to provide a good quality working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use potential to support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Existing land use is horticulture.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Opportunity to
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Some opportunity to support nearby Wickham Market District Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Medium term	Permanent	Car reliant rural location but close to Wickham Market bus routes.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 195 Purdis Croft, Bucklesham Road

Parish: Purdis Farm

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 2.5miles away. Ravenswood Medical Practice is 0.9miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding has been recorded along the Eastern part of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 31km of the Orwell and Stour Estuaries SPA and Ramsar Sites, the Deben Estuary SPA and Ramsar Site, and the Sandlings SPA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Ipswich Town Centre and employment area is 3miles from the site. Derby Road Train Station is 2miles from the site. The nearest bus stops are 600m from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 86 Land to the south of B1069 and opposite Bentwaters Business Park

Parish: Rendlesham

Proposed Use: Retail/Office/Industry/Storage

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supports local jobs, skills and better paid jobs. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within a mile fo a GP surgery in Rendlesham.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Employment use potential to create a good quality working and business environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Development of site would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Some impacts to Rendlesham fringe but screening opportunities from trees / planting.
16. To achieve	++	Medium	Permanent	Employment use supporting local

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		jobs, skills and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	Potential to support nearby Rendlesham District centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Medium term	Permanent	Car reliant location but growth of Rendlesham may support better bus services.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land anticipated to provide digital infrastructure.

Site Option: 451 Land to the North and East of Redwald Road Rendlesham

Parish: Rendlesham

Proposed Use: Housing Care Home Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 11.8miles away, and 24mins. Rendlesham Surgery is the nearest GP, and is 0.5miles away. Jubilee Park and Community Centre within 1 mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Rendlesham Primary School within 1 mile.
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Risk of SWF across the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	BAP species identified. The site is within 8km of the Alde-Ore and Deben estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Cropmarks and soilmarks of boundary ditches and trackways of probable medieval to post medieval date.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is adjacent the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is within Rendlesham, and so has good pedestrian access to surrounding town.
18. To encourage efficient patterns of	++	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				6.5miles away. There is a bus stop just outside the site, to the South East. Campsea Ashe is the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 482 Old usaf site opposite tower field road

Parish: Rendlesham

Proposed Use: Any

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multipel leisure facilities within 1 mile.
4. To improve the quality of where people live and work		Long term	Permanent	Opportunity to provide a good quality living and / or working enviornment close to employment and services.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral	++	Long term	Permanent	Redevelopment of brownfield site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				
9. To promote the sustainable management of waste	-?	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	No issues identified.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Screening opportunities and impacts dependent on the nature of development.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++?	Long term	Permanent	Opportunity for employment land to support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Some potential to support Rendlesham District Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Car reliant location with services and limited public transport available in Rendlesham.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Long term	Permanent	Opportunity for serviced employment land including digital infrastructure.

Site Option: 506 Land to the rear of 3 - 33 Suffolk Drive, Rendlesham

Parish: Rendlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	Ipswich Hospital 11.8 miles away. Rendlesham Surgery 0.2 miles away. Jubilee Park and Community Centre within 1 mile.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Rendlesham Primary School 0.2 miles away. Farlingaye High School 6.5 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	SWF runs along the Northern border, and the South East corner.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Alde-Ore and Deben estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Cropmarks of undated and fragmentary ditches
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site adjacent to AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is within Rendlesham, and so has good pedestrian access to surrounding town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is 6.5miles away. The nearest bus stop is less than 200m away. Campsea Ashe is the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 557 The Mews Rendlesham and Additional Land

Parish: Rendlesham

Proposed Use: Housing/Retail/Open space/Office

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Potential for employment land to support jobs, skills and better paid employment. Site is located outside

Sustainability Objective	Effect	Timescale	Permanence	Comments
				the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or soci
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Within 1km of a GP surgery.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to create a good quality living and business environment close to existing employment.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Temporary	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets	-?	Long term	Permanent	Impacts on the setting of a listed building depending on how development of the site is taken

Sustainability Objective	Effect	Timescale	Permanence	Comments
of historical and archaeological importance				forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how development of the site were taken forward with some screening opportunities from trees and hedgerows.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Potential for employment land to support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Some potential to support Rendlesham District Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Car reliant location with some potential to support bus services in the Rendlesham area.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Potential to provide serviced employment land including digital infrastructure.

Site Option: 685 Former Sports Centre Site, Sycamore Drive, IP12 2GF

Parish: Rendlesham

Proposed Use: Housing, Retail

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	+?	Long term	Permanent	Opportunity to incorporate commercial or community uses and spaces supporting community interaction. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reduc
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health	0	Long	Permanent	GP surgery and multipel leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
of the population overall and reduce health inequalities		term		facilities within 1km.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment including local services in an accessible location at the heart of the settlement.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Indicator unlikely to be affected.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+?	Long term	Permanent	Opportunities to enhance the townscape of the district centre.
16. To achieve	+?	Long	Permanent	Opportunity for commercial uses in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		a mixed use development.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	Permanent	Opportunity to support
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Opportunity to secure knock-on benefits of co-locating new development adjacent District centre uses.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 686 The Former Angel Theatre Site, Sycamore, IP12 2GG

Parish: Rendlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	The Ipswich Hospital is 11.8miles away. Rendlesham Surgery 0.3miles away. Jubilee Park.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Rendlesham Primary School 0.2 miles away. Farlingaye High School 6.5 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	BAP species identified. The site is within 8km of the Alde-Ore and Deben estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Military camp associated with RAF Butley/Bentwaters Airfield
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Adjacent to AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is within Rendlesham, and so has good pedestrian access to surrounding town.
18. To encourage efficient patterns of	++	Long term	Permanent	Woodbridge is the nearest town and employment centre, and is

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				6.5miles away. There is a bus stop just outside the site. Campsea Ashe is the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1132 Land to the west of Redwald Road, Rendlesham

Parish: Rendlesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	Rendlesham Surgery 0.3 miles away. Aldeburgh Community Hospital 7.5 miles away. Jubilee Park 0.6 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Rendlesham Primary School 0.5 miles away. Farlingaye High School 6.9 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Surface water flooding on most of site (large pond north end of site).
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	The site is within 8km of the Alde-Ore and Deben estuaries, which are Ramsar sites, SPAs, and SSSIs. The Alde-Ore is also a SAC. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No listed buildings. Not in a Conservation Area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	AONB and Ancient Woodlands on opposite side of A1152.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site is well related to the Rendlesham.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is in Rendlesham with good pedestrian access to services. Woodbridge is the nearest town and employment centre, and is 6.5miles away. Bus stops on Redwald Road. Campsea Ashe is the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 474 Land adjacent to Bixely Drive

Parish: Rushmere St Andrew

Proposed Use: housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 1mile away. Two Rivers Medical Centre is 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce	+	Long	Permanent	Site not considered to be at risk of

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Orwell and Stour Estuaries SPA and Ramsar Site, the Seben Estuary SPA and Ramsar Site, and Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Ipswich Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Ipswich Town Centre and employment area is 2.5miles away. Derby Road Train Station is 2miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 953 Land between Playford road and Bent Lane, opposite sports fields

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site is 1miles from the Ipswich Hospital, 1miles from Two Rivers Medical Centre, and has more than 1 leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Stour and Orwell

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Estuaries SPA and Ramsar Sites, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	The site is 1.5miles from Kesgrave Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Derby Road train Station is 2miles away. The nearest Employment Centre is Adastral Park which is 4miles away. The nearest bus stop is 200m from the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1084 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Within 1km of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in an attractive suburban situation close to public transport and amenities.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Potential impacts on St Andrews Church depending on how development of the site is taken forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	-?	Long term	Permanent	Impacts dependent on how development of the site is taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and a range of amenities within walking distance of the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 1085 Humber Doucy Lane, adjacent to Wanderers football club, Rushmere St Andrew

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Multiple leisure facilities and a GP surgery within 1 mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to provide a good quality living environment in an attractive suburban location close to amenities and public transport.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	“Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Likely to result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Impacts dependant on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Long term	Permanent	Regular bus services and a range of amenities in walking distance.

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	

Site Option: 1087 Land at and surrounding Hill Farm, Lamberts Lane, Rushmere St Andrew

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment in an attractive suburban location close to amenities and public transport.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management	-	Long term	Permanent	Likely to result in an increase in waste production.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of waste				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding around the site.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Impacts on the setting and character of adjoining Rushmere village to the south.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts on the setting and character of adjoining Rushmere village to the south.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and a range of amenities within walking distance of the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 1089 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	Within 1km of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to provide a good quality living environment in an attractive suburban situation close to public transport and amenities.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Impacts on listed building north of the site depending on how development of the site is taken forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Impacts on the urban - rural fringe depending on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services to Ipswich from near to the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 1145 Land South of Lamberts Lane, Rushmere St. Andrew

Parish: Rushmere St Andrew

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the	++	Long term	Permanent	Any future development for this site will be expected to deliver a

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Nearest GP surgery is 0.8 miles away. Nearest hospital is 1.1 miles away. 3 or more leisure facilities located nearby.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	0	Not applicable	Not applicable	Site in agricultural use, but not graded as best or most versatile land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-?	Long term	Permanent	Site could be at risk of surface water flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	No designations on site however the local area has recorded BAP species
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected
15. To conserve and enhance the quality and local distinctiveness of landscapes and	0	Not applicable	Not applicable	Indicator unlikely to be affected

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Bus stops within 400m of site. Ipswich is nearest station, town and employment centre, 3.8 miles
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 435 land north and east of The Manor House, Church Hill

Parish: Saxmundham

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 19miles away. Saxmundham Health Centre is 0.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding in the South East of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to

Sustainability Objective	Effect	Timescale	Permanence	Comments
retail centres				support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 1mile from Saxmundham Town centre and employment area. Saxmundham Train Station is 0.5miles away. The nearest bus stops are just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 559 Land at The Manor House, Church Hill

Parish: Saxmundham

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 19miles away. Saxmundham Health Centre is 0.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 1mile from Saxmundham Town centre and employment area. Saxmundham Train Station is 0.5miles away. The nearest bus stops are just outside the site.
19. To ensure that the	0	Long	Permanent	Site proposed for 100% residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
digital infrastructure available meets the needs of current and future generations		term		development, therefore indicator unlikely to be affected.

Site Option: 603 Seaman House, Seaman Avenue

Parish: Saxmundham

Proposed Use: Housing (and possibly provision of new community facility)

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 19miles away. Saxmundham Health Centre is 0.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+?	Long term	Permanent	Site proposed for residential use and potential for the provision of a community facility.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 1mile from Saxmundham Town centre and employment area. Saxmundham Train Station is 0.4miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 798 Land south of Station Approach

Parish: Saxmundham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 19miles away. Saxmundham Health Centre is 0.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The entire site is within Saxmundham Conservation Area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is within Saxmundham Town centre and employment area. Saxmundham Train Station is just outside the site. The nearest bus stop is just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1012 Land West of Hurtshall Park, Saxmundham
Parish: Saxmundham
Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on

Sustainability Objective	Effect	Timescale	Permanence	Comments
				reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 19miles from the site. The site is 0.9miles from Saxmundham Heath Medical Centre. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	FZ3b, 3a, and 2 occupy a small area of the eastern part of the site. Surface Water Flooding has been recorded along a larger part of the Western part of the site and a small area across the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Minsmere-Walberswick SAP, SAC, and Ramsar Site, The Ade-Ore Estuary SPA, SAC and Ramsar Site, The

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site borders Saxmundham Conservation Area to the North. Listed Building to the east.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham railway Station is 0.3miles away. The nearest bus stop is 300m away. Saxmundham is the nearest employment Centre and is less than 1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1062 Land adjacent to Grafo Products LTD Works, St Johns Road

Parish: Saxmundham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 19miles away. Saxmundham Health Centre is 0.2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Saxmundham Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is within Saxmundham Town centre and employment area. Saxmundham Train Station is 0.2miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 388 Land off Saxted Green, Saxted

Parish: Saxtead

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	The Ipswich Hospital is 17miles away. Framlingham Surgery is 1.3miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and	0	Not applicabl	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work		e		
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding covers the majority of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Site is outside the zone of influence for European designated sites (SPA, SAC, Ramsar).
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The site lies in Saxtead historic settlement. The site of an old Roman road runs across the site, from the South West corner to the North East corner. Grade II listed building lies 61m South West of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The Southern edge of the site borders Saxtead Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
retail centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Framlingham is the nearest Town Centre and employment area and is 1.5miles away. Campsea Ashe Train Station is 8.5miles away. The nearest bus stop is just outside the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 20 Land adjacent to 1-6 The Street

Parish: Shottisham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 12miles away. Hollesley Village Hall Branch Surgery is 2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, the Deben Estuary SPA and Ramsar Site, The Orwell Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Part of site in Shottisham historic settlement core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 4.5miles away. There are no bus stops in the vicinity.
19. To ensure that the	0	Long	Permanent	Site proposed for 100% residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
digital infrastructure available meets the needs of current and future generations		term		development, therefore indicator unlikely to be affected.

Site Option: 901 Land East of Heath Drive, Shottisham, IP12 3HF

Parish: Shottisham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 12miles away. Hollesley Village Hall Branch Surgery is 2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Not applicable	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	N&E of site risk of surface wtr flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, the Deben Estuary SPA and Ramsar Site, The Orwell Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 4.5miles away. There are no bus stops in the vicinity.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 545 Sizewell A Site, Nr Leiston

Parish: Sizewell

Proposed Use: Office/Storage/Industry

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 1 mile of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality working environment.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Indicator unlikely to be affected.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Adjacent but not within higher risk flood zone 3 land.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Coastal site. Impacts dependant on how the site is taken forward.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	The site adjoins an SPA.
14. To conserve and where appropriate	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance areas and assets of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Potential impacts on the coast landscape depending on how the site is taken forward in relation to the adjoining prominent power station.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	Permanent	Opportunity to support nearby Leiston, Saxmundham and Aldeburgh town centres.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	Car reliant location with cycling opportunities from Leiston and bus services in available in Leiston.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Long term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 288 Land north and west of Walk Farm

Parish: Stratton Hall

Proposed Use: Freight handling area

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting employment, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	Within 3 miles of Walton GP surgery.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Expected to enhance the modern nature of freight handling facilities and the working environment.
5. To improve levels of	+	Medium	Permanent	Employment use supporting local

Sustainability Objective	Effect	Timescale	Permanence	Comments
education and skills in the population overall		term		skills and training.
6. To conserve and enhance water quality and resources	0	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Medium term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development"
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	+	Long term	Permanent	More than 1km but within 10km of the River Orwell and Deben Estuaries.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Medium term	Permanent	Serviced employment land expected to provide digital infrastructure.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Impact on open countryside between Ipswich and Felixstowe and local villages.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Supports local prosperity, productivity and salaries.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Indicator unlikely to be affected. The nearest town centre is Felixstowe 4 miles way.
18. To encourage efficient patterns of	-?	Medium term	Permanent	A14 reliant location but potential for rail freight infrastructure.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to provide digital infrastructure.

Site Option: 1149 Land at Walk Farm, Old Felixstowe Road,

Parish: Stratton Hall

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	More than 3km of a GP surgery and multiple leisure facilities in Felixstowe and the edge of Ipswich.
4. To improve the quality of where people live and work	0	Medium term	Permanent	Opportunity to provide a good quality working and business environment and influence existing busy employment areas.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Approxiamtely 2km of River Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Anticipated from employment development but influenced by how development of te site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Road tranport related location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 1150 Land adj. Walk Farm, Old Felixstowe Road, Stratton Hall

Parish: Stratton Hall

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skills and better paid employment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	The site is more than 3km from a GP surgery and leisure facilities in Felixstowe and the edge of Ipswich.
4. To improve the quality of where people live and work	++	Medium term	Permanent	The site presents opportunities to enhance the working and business environment in relation to Port of Felixstowe related business and operations.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-?	Long term	Permanent	Vehicle movements related to land for productivity growth of the Port of Felixstowe.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	-?	Long term	Permanent	Approximately 2km from River Orwell Estuary. Potential port related development.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and	--	Long term	Permanent	Significant landscape impacts depending upon how the site is

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Medium term	Permanent	Car and road reliant location but opportunities for rail freight infrastructure.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 468 Land to the east of Snape Road, Sudbourne, IP12 2AZ

Parish: Sudbourne

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 18miles away. The Orford Surgery is the nearest GP, and is 2miles away. Captain's Wood within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Orford Primary School 2.1 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land (grade 4)
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	SWF is recorded in the NW corner of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	The site is within 8km of Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Some archaeological findings on the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	(+)The nearest town and employment centre is Aldeburgh, which is 9mies away. (+) The nearest bus stop is less than 400m away. (-) Campsea Ashe is the nearest train station, and is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 508 Land at Snape Road, Sudbourne

Parish: Sudbourne

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	Ipswich Hospital 18miles away. Orford Surgery 2miles away. Captain's Wood 0.3 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Orford CofE Primary School 2 miles away. Farlingaye High School 12.1 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and	-	Long	Permanent	Site not in agricultural use with no

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance soil and mineral resources		term		other relevant designations
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	An area of SWF lies in the east.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Second World War military training activity within Orford Battle Training Area. Grade II listed building lies 35m from site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The nearest town and employment centre is Aldeburgh, which is 9miles away. There is a bus stop just outside the site. Campsea Ashe is the nearest train station, and is 7miles away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 244 Land north Old Post Office Lane

Parish: Sutton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital 11miles away. Little St John Street Surgery is 2.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	-	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources				Need Agri land value check.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce	-	Long	Permanent	Surface Water Flooding recorded in

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		the middle of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, the Alde-Ore Estuary SPA, SAC, and Ramsar Site, the Orwell Estuary SPA and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 4.5miles away. Melton Train Station is 3.5miles away. There is no bus stop in the vicinity.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 387 land south of Sutton Walks, Main Road
Parish: Sutton
Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 11miles from the site. The site is 2.7miles from Little St John Street Surgery. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	No local education provision.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Greenfield site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Orwell Estuary SPA and Ramsar

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Site, The Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Site within AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Melton railway Station is 3miles from the site. Melton is the nearest employment centre and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 322 Land south west of Red House Farm, Cemetry Road

Parish: Theberton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 25miles away. Leiston Surgery is 2.2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The site borders flood zone 2 and 3a to the North.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site lies within 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and the Southern North Sea SAC.
14. To conserve and	0	Long	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
where appropriate enhance areas and assets of historical and archaeological importance		term		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is within a river valley landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Leiston is the nearest Town Centre and employment area and is 2.5miles away. Darsham Train Station is 5miles away. There is no bus stop in the vicinity.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 959 Land to the west of Pilgrims Way, Thorpeness

Parish: Thorpeness

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall	+	Long term	Permanent	Within 3km of GP surgery and multiple leisure facilities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and reduce health inequalities				
4. To improve the quality of where people live and work	0	Long term	Permanent	Potential to provide a sensitively designed living environment in a highly distinctive and attractive coastal environment.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Within 3km of a primary school.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	0	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Within close proximity of coastal management zone.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-?	Long term	Permanent	Impacts on conservation area and listed buildings depending on how the site is taken forward.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts on the distinctive townscape and landscape location depending on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth	0	Long term	Permanent	Site unlikely to provide employment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Very limited public transport but site is within walking distance of village amenities. Cycling accessibility to Aldeburgh town centre.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 30 Land North East of High Road

Parish: Trimley St Martin

Proposed Use: Housing and Open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3km of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment close to village amenities but adjacent the busy A14.
5. To improve levels of education and skills in the population overall	-	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site is subject to surface water flood.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependant on how development of the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Regular bus services to nearby towns available nearby on High Road
19. To ensure that the digital infrastructure	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
available meets the needs of current and future generations				

Site Option: 372 Land to the north of Heathfields

Parish: Trimley St Martin

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3km of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment close to village amenities but adjacent the busy A14.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Dependent on how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Regular bus services and facilities available on High Road, Trimley St Martin.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 518 The Old Poultry Farm, High Road

Parish: Trimley St Martin

Proposed Use: Housing, business, general industrial

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site unlikely to provide employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	GP surgery and multiple facilities within 3 miles.
4. To improve the quality of where people live and work	0	Long term	Permanent	Opportunity to provide a good quality living environment close to village amenities.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Estuary approximately 1km away.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site approximately 1km from SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and	0	Long term	Permanent	Dependnat on how development of the site is taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
local distinctiveness of landscapes and townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Public transport services and a range of facilities within walking distance of the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 651 Land At High Road, Trimley St Martin

Parish: Trimley St Martin

Proposed Use: Self Built Pilot Scheme

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	-	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment close to village amenities..
5. To improve levels of education and skills in	0	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
the population overall				
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	River Orwell Estuary approximately 1 mile away.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	SPA within 1km of the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependent on how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote	0	Long term	Permanent	Regular bus services and a range of village facilities within walking distance of the site.

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 756 Land South West of High Road

Parish: Trimley St Martin

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Ipswich Hospital is 7miles from the site. Walton Surgery is 2miles from the site. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding on parts of the north and south of the site.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Trimley St Martin lies adjacent to the Orwell Estuary. Felixstowe is between Trimley St martin and the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Orwell Estuary which is a SPA and Ramsar Site. The site is within 13km of The Stour Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Not applicable	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Felixstowe Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 1.5miles from Trimley Railway Station. The nearest bus stop is 50m from the site. Felixstowe is the nearest employment centre and is 3miles away.
19. To ensure that the digital infrastructure available meets the	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 757 Land South of High Road

Parish: Trimley St Martin

Proposed Use: Housing and Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living environment within
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce	-	Long	Permanent	Site is subject to surface water

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Site is approximately 1km of the River Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Site is approximately 1km of a SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impacts dependent upon how the site is taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to provide employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Short term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and village facilities within 1 mile of the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 852 Land opposite Morston Hall, Morston Hall Lane

Parish: Trimley St Martin

Proposed Use: employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supports local employment, skills and better paid employment.
2. To meet the housing	0	Medium	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
requirements of the whole community		term		
3. To improve the health of the population overall and reduce health inequalities	0	Medium term	Permanent	Nearest GP is Felixstowe just over 3 miles away.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Potential to provide a good quality business and working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use potential to support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk from flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Site is 2km from the River Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of the River Orwell Estuary SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No relevant designations.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Impacts on open countryside adjacent the A14.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting local prosperity, productivity and salaries.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	The nearest town centre is Felixstowe 4 miles away. Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Medium term	Permanent	Adjacent the A14 but with potential for rail freight infrastructure.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to provide digital infrastructure.

Site Option: 853 land at Morston Hall Road and adjacent to the A14

Parish: Trimley St Martin

Proposed Use: employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supports local employment, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	GP surgery between 1- 3 miles away.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Potential to provide a good quality business and working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use potential to support local skills and training.
6. To conserve and enhance water quality and resources	0	Medium term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Medium term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic

Sustainability Objective	Effect	Timescale	Permanence	Comments
				movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Site is 2km from the River Orwell Estuary.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Within 1km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No relevant designations.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Impacts on open countryside adjacent the A14.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting local prosperity, productivity and salaries.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	The nearest town centre is Felixstowe 4 miles away. Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Medium term	Permanent	Adjacent the A14 but with potential for rail freight infrastructure.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to provide digital infrastructure. Rastructure.

Site Option: 707 Christmasyards Wood, off Fagbury Road West, Felixstowe, IP11 4BB

Parish: Trimley St Mary

Proposed Use: Storage or distribution

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Long term	Permanent	Employment use supporting jobs, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	GP surgery and multiple leisure facilities within 1 mile.
4. To improve the quality of where people live and work	++	Long term	Permanent	Opportunity to provide a good quality business and working environment and benefit existing employment environments at the Port of Felixstowe.
5. To improve levels of education and skills in the population overall	+	Long term	Permanent	Employment use supporting skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	A small proportion of the proposed employment site is in higher risk flood zone 3.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Within 1km of River Orwell Estuary.
13. To conserve and enhance biodiversity and	--	Long term	Permanent	Within 1km of estuary SPA.

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Impacts anticipated from employment development especially to estuary views depending on how the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+?	Long term	Permanent	Possible benefits to nearby Felixstowe town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	?	Long term	Permanent	Road and rail freight infrastructure is available.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 758 Land West of High road

Parish: Trimley St Mary

Proposed Use: Housing and Open space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 10miles from the site. The site is 1.4 miles from Walton GP surgery. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	-	Long term	Permanent	Trimley St Mary lies adjacent to the Orwell Estuary. Felixstowe is between Trimley St Mary and the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Orwell Estuary which is a SPA and Ramsar Site. The site is within 13km of the Stour Estuary SPA and Ramsar Site, The Alde-Ore SPA, SAC and Ramsar Site, The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good pedestrian connectivity with Felixstowe Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 0.5miles from Trimley Railway Station. The nearest bus stop is 75m from the site. Felixstowe is the nearest employment centre and is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 216 Land adjacent to Hilltop, Westerfield Lane

Parish: Tuddenham St Martin

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Lattice Barn Surgery is the nearest GP, and is 2.1miles away. Fynn Valley Golf Club.
4. To improve the quality of where people live and	0	Not applicabl	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work		e		
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rushmere Hall Primary School 2 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	A BAP lies just outside the site. The site is within 8km of deben and the Orwell estuaries, which are Ramsar sites, SPAs, and SSSIs.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	The northern part of the site is within Tuddenham St Martin Conservation Area. Site is also 60m from grade I listed building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site is entirely within SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
viability of town and retail centres		e		
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich is the nearest town centre and employment centre, and is 2miles away. There is a bus stop just outside the site. Westerfield train station is 2miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1154 Land at Main Road and The Street

Parish: Tuddenham St Martin

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Short term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Two Rivers Medical Centre and Ipswich Hospital within 3 miles.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary School within 3 miles.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Short term	Permanent	Development would lead to a loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	BAP species located in north east corner.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	Permanent	Part of site located within conservation area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site within SLA and conservation area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Short term	Permanent	Site located close to bus stops. Ipswich town centre is 4 miles away.
19. To ensure that the digital infrastructure available meets the	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				

Site Option: 1155 Land South of Main Road adjacent Fynn Valley Farm

Parish: Tuddenham St Martin

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Short term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Two Rivers Medical Centre and Ipswich Hospital within 3 miles.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Not applicable	Not applicable	Primary School within 3 miles.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Short term	Permanent	Development would lead to a loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Short term	Permanent	SBIS Protected/Notable species located in north west corner.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Short term	Permanent	Part of site located within conservation area.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Short term	Permanent	Site within SLA and conservation area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Short term	Permanent	Site located close to bus stops. Ipswich town centre is 4 miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 54 Land opposite Tunstall Hall, Snape Road

Parish: Tunstall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and	0	Long	Permanent	Site is located outside the lowest

Sustainability Objective	Effect	Timescale	Permanence	Comments
social exclusion		term		25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 14miles away, but only 29mins away. Rendlesham Surgery is the nearest GP, and is 1.8miles away. There is one leisure facility within 1mile of the site (Plunketts Equestrian Services).
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rendlesham Primary School 2.2 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and	-	Long term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site,

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				SPA, SAC, and SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	A grade II listed building lies 70m to the East of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site borders the AONB to the East.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. The nearest bus stop is less than 300m away. Wickham Market train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 108 Land adjacent to The Red House, Orford Road

Parish: Tunstall

Proposed Use: residential or retail

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 14miles away. Rendlesham Surgery is the nearest GP, and is 1.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Long term	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding has been recorded on the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Deben Estuary SPA, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	Site within 20m of 2 GII LB. Within historic settlement core.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Site in AONB. Development of whole site would extend settlement further into the AONB and countryside.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Long term	Permanent	Site has potential to deliver additional employment land as part of mixed use scheme.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. The nearest bus stop is less than 200m away. Camsea Ashe train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 194 land at Three Corners, Woodbridge Road

Parish: Tunstall

Proposed Use: physical limits extension

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 16miles away. Rendlesham Surgery 1.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and	0	Not applicabl	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
work		e		
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Most of site at risk of surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site within Historic Settlement Core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within AONB.
16. To achieve sustainable levels of prosperity and growth	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 7miles away. Campsea Ashe Train Station is 2.5miles away. The nearest bus stops are 50m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 415 Land opposite Hall Garden Cottage, Tunstall

Parish: Tunstall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 14miles away, but only 29mins away. Rendlesham Surgery is the nearest GP, and is 1.8miles away. There is one leisure facility within 1mile of the site (Plunketts Equestrian Services).
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rendlesham Primary School 2.2 miles away.
6. To conserve and enhance water quality	0	Long term	Permanent	Development would be expected to accord with current standards

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resources				which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	BAP species identified. The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	A grade II listed building lies 100m to the South East of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Just outside the AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Long term	Permanent	Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. The nearest bus stop is less than

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				400m away. Wickham Market train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 464 Plunketts Barns, Blaxhall Church Road, Tunstall

Parish: Tunstall

Proposed Use: Residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 14miles away, but only 29mins away. Rendlesham Surgery is the nearest GP, and is 1.8miles away. There is one leisure facility within 1mile of the site (Plunketts Equestrian Services).
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rendlesham Primary School 2.2 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral	0	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural

Sustainability Objective	Effect	Timescale	Permanence	Comments
resources				land and some brownfield land/vacant agricultural buildings
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Not applicable	Not applicable	No designations on the site. The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site is within historic village core.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No designations on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	(0) Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. (+) The nearest bus stop is less than 100m away. (+) Wickham Market train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 543 Land North of School Road

Parish: Tunstall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Ipswich Hospital 14miles away. Rendlesham Surgery 1.8miles away. Plunkets Equestrian Services 0.2 miles away. Tunstall Forest Livery 0.9 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rendlesham Primary School 2.2 miles away. Farlingaye High School 8.3 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce	0	Long	Permanent	Surface wtr flooding along SW

Sustainability Objective	Effect	Timescale	Permanence	Comments
vulnerability to climatic events and flooding		term		boundary
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected. Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site, SPA, SAC, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations on the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No designations on the site. Site on the north side of the village and AONB to the south of the village.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. The nearest bus stop is less than 200m away. Wickham Market train station is 2.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 760 Land South of B1078

Parish: Tunstall

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Rendlesham Surgery is 1.8miles away. Ipswich Hospital is 12 miles away. Plunketts Equestrian Services 0.4 miles away. Tunstall Forest Livery 1 mile away. Tunstall Trails 1.8 miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Rendlesham Primary School 2.2 miles away. Farlingaye High School 9.5 miles away.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected Potential impact from increased recreational pressure on the estuary.
13. To conserve and enhance biodiversity and	-	Long term	Permanent	The site is within 8km of the Alde-Ore estuary, which is a Ramsar site,

Sustainability Objective	Effect	Timescale	Permanence	Comments
geodiversity				SPA, SAC, and SSSI. Potential impact from increased recreational pressure on the estuary
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	No designations on the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	No designations on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Wickham Market is the nearest key service centre and employment centre, and is 4.5miles away. Wickham Market train station is 2.5miles away. The nearest bus stop is less than 500m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 177 land opposite the depot Yarmouth Road, Ufford

Parish: Ufford

Proposed Use: Mixed use/employment/leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Potential employment use could positively support employment, skills and better paid employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health	+?	Medium term	Permanent	Multiple GP surgeries and leisure facilities between 1 - 3 miles away. Could support healthy lifestyles if

Sustainability Objective	Effect	Timescale	Permanence	Comments
inequalities				used for leisure purposes.
4. To improve the quality of where people live and work	+	Medium term	Permanent	The nature and situation of the site present opportunity to provide a high quality business environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Potential employment use could positively support skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Horticulture rather than agriculture existing use with no relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of a SPA. No biodiversity designations within or in close proximity to the site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No specific relevant designations.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	No specific designations but the site could impact on coalescence between the distinct villages of Ufford and Melton.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use could serve to grow local prosperity, productivity and salaries.
17. To maintain and	0	Long	Permanent	The site is 3 miles from Woodbridge

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the vitality and viability of town and retail centres		term		town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is adjacent bus stops served by hourly services between Woodbridge and Wickham Market.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land would be expected to provide building services that includes digital infrastructure.

Site Option: 420 land east of Crownfields

Parish: Ufford

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 10miles away. Wickham Market Medical Centre is 1.8miles away. There is mor than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air	-	Long term	Permanent	Development likely to result in an increase in emissions through

Sustainability Objective	Effect	Timescale	Permanence	Comments
quality				increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	E edge of site in FZ 2&3. N & E of site risk of surface wtr flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site in a river valley landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest Town Centre and employemnt area and is 2.5miles away. Melton Train Station is 2miles away. The nearest bus stop is 450m away.

Sustainability Objective	Effect	Timescale	Permanence	Comments
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 424 Land off Barrack Lane, Ufford, IP13 6DU

Parish: Ufford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 10miles away. Wickham Market Medical Centre is 1.8miles away. There is mor than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicabl e	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions	-	Long	Permanent	Overall emissions in the district

Sustainability Objective	Effect	Timescale	Permanence	Comments
of greenhouse gases from energy consumption		term		could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	Most of site at risk of surface wtr flooding. N part of site in FZ 2&3.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	105 – 110m from 3x GII Listed Building.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within a river valley setting.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest Town Centre and employemnt area and is 2.5miles away. Melton Train Station is 2miles away. The nearest bus stop is 900m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 512 Land at Lodge Road, Ufford

Parish: Ufford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 10miles away. Wickham Market Medical Centre is 1.8miles away. There is mor than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 2.5miles away. Melton Train Station is 2miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 556 Grove Farm

Parish: Ufford

Proposed Use: Housing/Business and office

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++?	Medium term	Permanent	Opportunity for employment elements to support jobs, skills and better paid employment. Site is located outside the lowest 25% and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Within 3 miles of a GP surgery and multiple leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	Opportunity to provide a good quality living, working and business environment in an attractive village location.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Within 3 miles of a primary school. Opportunity for employment land supporting skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	0	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	Impact dependent upon how development of the site were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++?	Medium term	Permanent	Opportunity for employment elements supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Village facilities including regular bus services near to the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium term	Permanent	Opportunity for serviced employment land including digital infrastructure.

Site Option: 561 Crown Nursery, High Street

Parish: Ufford

Proposed Use: Housing/Open Space/Office/Care Home

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++?	Medium term	Permanent	opportunity for employment elements supporting jobs, skills and better paid employment. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty o
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall	+	Long term	Permanent	GP surgery and multiple leisure facilities within 3 miles.

Sustainability Objective	Effect	Timescale	Permanence	Comments
and reduce health inequalities				
4. To improve the quality of where people live and work	+?	Long term	Permanent	Opportunity to create a good quality living and working environment in an attractive situation close to the A12.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Opportunity for employment elements to support skills and training. Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Indicator unlikely to be affected.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	SPA within 13km.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-?	Long term	Permanent	Dependent upon how development of the site were taken forward.
16. To achieve sustainable levels of	++?	Long term	Permanent	Opportunity for employment elements supporting jobs,

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	0	Long term	Permanent	Village facilities including bus services to nearby towns are close to the site.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium term	Permanent	Opportunity for serviced employment land including digital infrastructure.

Site Option: 1054 Land adj. Copse Corner, Byng Hall Road, Ufford

Parish: Ufford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 10miles away. Wickham Market Medical Centre is 1.8miles away. There is mor than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of

Sustainability Objective	Effect	Timescale	Permanence	Comments
				water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2/3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Some surface wtr flooding along S access.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote	++	Long term	Permanent	Woodbridge is the nearest Town Centre and employemnt area and is 2.5miles away. Melton Train Station

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable travel of transport and ensure good access to services				is 2miles away. The nearest bus stop is 600m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 419 land south of Halesworth Road

Parish: Walpole

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 25miles away. Cutlers Hill Surgery is 2.6miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface Water Flooding located across the East of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Benacre to Easton Bavents SPA, and Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	A grade II listed building lies 10m to the North of the site, just across the road and viewed directly from the site. A grade II* church lies 40m to the West of the site, although is blocked from view by trees.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Halesworth is the nearest Town Centre and employment area and is 2miles away. Halesworth train station is 2.9miles away. The nearest bus stops are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 711 Land adj. to Blacksmiths Cottage, Halesworth Road, Walpole, IP19 9AZ

Parish: Walpole

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 25miles away. Cutlers Hill Surgery is 2.6miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Benacre to Easton Bavents SPA, and Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	--	Long term	Permanent	The south west corner of the site is located within Walpole Historic Settlement core. A grade II listed building is located 10m to the south west of the site. The Church of St Mary is a grade II* listed building and located 83m to the South West of the si
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The entire site lies within the Special Landscape Area. A public footpath runs along the Eastern border of the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Halesworth is the nearest Town Centre and employment area and is 2miles away. Halesworth train station is 2.9miles away. The nearest bus stops are 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 915 Land north west of Heath Cottage,

Parish: Wantisden

Proposed Use: employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use supporting jobs, skill and better paid employment.

Sustainability Objective	Effect	Timescale	Permanence	Comments
2. To meet the housing requirements of the whole community	0	Long term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	+	Medium term	Permanent	Rendlesham GP within 3 miles.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Potential to create a good quality working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use supporting local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Agricultural buildings and hardstanding.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	Approximately 1 mile from estuary.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Approximately 1km from SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and	?	Medium term	Permanent	Dependant upon how redevelopment of the site were taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
townscapes				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use supporting jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Medium term	Permanent	Nearest retail centre is Renlesham about 3 miles away.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Medium term	Permanent	Car reliant rural location.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land expected to include digital infrastructure.

Site Option: 462 Land to the East of Star Public House and South of St. Michaels Way

Parish: Wenhaston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 22miles away. Cutlers Hill Surgery is 3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Benacre to Eston Bawents SPA and SAC, and the Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	The site has 7 SCC monuments 2016 recorded on it.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Within the AONB. Bordering the Western edge of the site is the Special Landscape Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
retail centres				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Halesworth is the nearest town centre and employment area and is 3miles away. Halesworth train station is 3.8miles away. The nearest bus stops are 200m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 558 Land West of Back Road

Parish: Wenhaston

Proposed Use: Housing/Open Space

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 22miles away. Cutlers Hill Surgery is 3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.

Sustainability Objective	Effect	Timescale	Permanence	Comments
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site in agricultural use, but not graded as best or most versatile land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	flooding has been recorded across the northern part of the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Benacre to Eston Bawents SPA and SAC, and the Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Halesworth is the nearest town centre and employment area and is 3miles away. Halesworth train station is 3.3miles away. The nearest bus stops are 300m away.
19. To ensure that the	0	Long	Permanent	Site proposed for 100% residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
digital infrastructure available meets the needs of current and future generations		term		development, therefore indicator unlikely to be affected.

Site Option: 564 Land between Blyford Lane & Coles Hill

Parish: Wenhaston

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 22miles away. Cutlers Hill Surgery is 3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Benacre to Eston Barents SPA and SAC, and the Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Within a Special Landscape Area. Just outside AONB.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Halesworth is the nearest town centre and employment area and is 3miles away. Halesworth train station is 3.3miles away. The nearest bus stops are 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 125 Westerfield Road, Westerfield. Adjacent to Cubitt's site

Parish: Westerfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Ivry Street Medical Practoce is 1.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The west of the site is subject to surface water flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Orwell and Stour Estuaries SPA, and Ramsar Sites, and the Deben Estuary SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Issues to be addressed.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Issues to be addressed.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 2miles from Ipswich Town Centre and employment area. Westerfield Train Station is 0.3miles from the site. The nearest bus stop is 50m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 192 Land opposite Corner Croft, Sandy Lane

Parish: Westerfield

Proposed Use: housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a

Sustainability Objective	Effect	Timescale	Permanence	Comments
				significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Ivry Street Medical Practoce is 1.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicabl e	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Orwell and Stour Estuaries SPA, and Ramsar Sites, and the Deben Estuary SPA and Ramsar Site.
14. To conserve and	0	Long	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
where appropriate enhance areas and assets of historical and archaeological importance		term		
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The site is 2miles from Ipswich Town Centre and employment area. Westerfield Train Station is 0.3miles from the site. The nearest bus stop is 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 521 Land north of Church lane, west of Moss lane

Parish: Westerfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The Ipswich Hospital is 3miles away. Ivry Street Medical Practice is the nearest GP, and is 1.5miles away. There is more than one leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
				facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Stour and Orwell Estuaries Spa and Ramsar Sites, the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve	0	Long	Permanent	Site unlikely to create additional

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable levels of prosperity and growth throughout the plan area		term		employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Ipswich is the nearest town and employment centre, and is 1.5miles away. A bus stop is 400m away. Westerfield train station is 0.5miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 684 Land adjacent to Westerfield Railway

Parish: Westerfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 3miles away. Ivry Street Medical Practoce is 1.7miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality	0	Long term	Permanent	Development would be expected to accord with current standards

Sustainability Objective	Effect	Timescale	Permanence	Comments
and resources				which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Orwell and Stour Estuaries SPA, and Ramsar Sites, and the Deben Estuary SPA and Ramsar Site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of	++	Long term	Permanent	The site is 2miles from Ipswich Town Centre and employment area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
movement, promote sustainable travel of transport and ensure good access to services				Westerfield Train Station is 0.3miles from the site. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1138 Land at Church Lane, Westerfield

Parish: Westerfield

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	Nearest GP surgery is 1.8 miles away. Nearest hospital is 2.2 miles away. 1 leisure facility located nearby.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile)
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of this site would result in a loss of grade 2 agricultural land
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Not applicable	Not applicable	Site not considered at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	0	Not applicable	Not applicable	No designations on site
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Not applicable	Not applicable	Indicator unlikely to be affected
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Not applicable	Not applicable	Indicator unlikely to be affected
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	Indicator unlikely to be affected
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Bus stop and station located nearby. Located close to Ipswich and Woodbridge is 8.5 miles away
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 447 Land to the South East of Blythburgh Road, Westleton

Parish: Westleton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 24miles away. Yoxford Branch Surgery is 2.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
estuaries				
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 1km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site. The site also lies within 13km of the Alde-Ore SPA, SAC, and Ramsar Site, The Snadlings SPA, The Benacre to Easton Bavents SPA and SAC, Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Leiston is the nearest town centre and employment area and is 5miles away. Darsham Station and is 3miles away. The nearest bus stop is more than 1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 943 Land to rear of 2 - 8 Grangeview, Yoxford Road, Westleton

Parish: Westleton

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and	0	Long	Permanent	Site is located outside the lowest

Sustainability Objective	Effect	Timescale	Permanence	Comments
social exclusion		term		25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The James Paget Hospital is 24miles away. Yoxford Branch Surgery is 2.8miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The majority of the site is covered by surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site also lies within 13km of the Minsmere-Walbersiwick SPA, SAC, and Ramsar

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Snadlings SPA, The Benacre to Easton Bavents SPA and SAC, Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The Northern part of the site lies in Westleton Conservation Area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-	Long term	Permanent	Leiston is the nearest town centre and employment area and is 5miles away. Darsham Station and is 3miles away. The nearest bus stop is more than 1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 7 Land adj to 14 and 16 The Crescent, Dallinghoo Road

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the	++	Long term	Permanent	Any future development for this site will be expected to deliver a

Sustainability Objective	Effect	Timescale	Permanence	Comments
whole community				quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The nearest hospital is Ipswich Hospital 11 miles away. The closest GP surgery is Wickham Market Medical Centre in Wickham Market. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Wickham Market Primary School within a mile. Farlingaye High School 5.9 miles.
6. To conserve and enhance water quality and resources	0	Not applicable	Not applicable	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	within 13km of the Sandlings SPA, Alde-Ore SPA and Ramsar site and the Deben SPA and Ramsar sites. Potential impact from increased recreational pressure on designated European sites. No records of protected BAP species on the site.
14. To conserve and where appropriate enhance areas and assets of historical and	0	Long term	Permanent	No listed buildings on site. Site is located outside the Wickham Market Conservation Area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	Hedgerows to site and field boundaries. Adjacent established housing estate area to the east.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	Permanent	Site is within walkable distance of Wickham Market District Centre.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Bus stop within 0.3 miles. Wickham Market Train station 3 miles. The village of Wickham Market offers a range of services including a convenience food supermarket within short walking distances
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 476 Land at the Drift, Wickham Market

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	+	Long term	Permanent	Any future development for this site will be expected to provide open market housing but unlikely to provide affordable housing or a significant mix dwelling types.
3. To improve the health of the population overall and reduce health	++	Long term	Permanent	The Ipswich Hospital is 12.5miles away. Wickham Market Medical Centre is 0.4miles away. There is

Sustainability Objective	Effect	Timescale	Permanence	Comments
inequalities				more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Part of the site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is situated astride the conservation area boundary.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town centre and employment area is 6miles away. Campsea Ashe Train Station is 2miles away. The nearest bus stop is 50m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Indicator unlikely to be affected.

Site Option: 499 Land West of Old School Farm, High Street, Wickham Market

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 11miles away. Wickham Market Medical Centre is 0.1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and	0	Long	Permanent	Development would be expected to

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance water quality and resources		term		accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site adjoins Pettistree conservation area that contains a number of listed buildings. The site also adjoins a cemetery.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site adjoins a conservation area.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage	++	Long	Permanent	Woodbridge Town centre and

Sustainability Objective	Effect	Timescale	Permanence	Comments
efficient patterns of movement, promote sustainable travel of transport and ensure good access to services		term		employment area is 4.5miles away. Campsea Ashe Train Station is 2.5miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 785 Land to the north of Border Cot Lane Industrial Estate

Parish: Wickham Market

Proposed Use: Employment

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++	Medium term	Permanent	Employment use would potentially support local jobs, skills and better paid employment / self-employment.
2. To meet the housing requirements of the whole community	0	Medium term	Permanent	Indicator unlikely to be affected.
3. To improve the health of the population overall and reduce health inequalities	++	Medium term	Permanent	The site is a short walk to a GP in Wickham Market.
4. To improve the quality of where people live and work	+	Medium term	Permanent	Employment use would have potential to provide a good quality working environment.
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Employment use could support local skills and training.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions	-	Long	Permanent	Overall emissions in the district

Sustainability Objective	Effect	Timescale	Permanence	Comments
of greenhouse gases from energy consumption		term		could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No relevant designations. The site is not within or neighbouring the village conservation area or listed buildings.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site is near but not within a river valley characterised by special landscape characteristics.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Employment use could serve to grow local prosperity, productivity and better paid jobs.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The site is a short walk to Wickham Market Centre at the Hill.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Medium term	Permanent	The site is a short walk from bus services and amenities within Wickham Market.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	Serviced employment land would be expected to provide digital infrastructure.

Site Option: 816 Land adj to Thong Hall, Thong Hall Road and South of Dallinghoo Road

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
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Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 11miles away. Wickham Market Medical Centre is 0.4mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding on the site.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA,

Sustainability Objective	Effect	Timescale	Permanence	Comments
				SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town centre and employment area is 5miles away. Campsea Ashe Train Station is 2.5miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 878 Land off Yew Tree Rise

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and

Sustainability Objective	Effect	Timescale	Permanence	Comments
				mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich hospital is 11miles away. Wickham Market Medical Centre is 0.4miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within a river valley landscape.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town centre and employment area is 5miles away. Campsea Ashe Train Station is 2miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1045 Land adj. to British Telecom Telephone Exchange, Border Cot Lane. Wickham Market

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich hospital is 11miles away. Wickham Market Medical Centre is 0.5miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality	0	Not	Not	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of where people live and work		applicable	applicable	
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site within a river valley landscape.
16. To achieve sustainable levels of prosperity and growth	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town centre and employment area is 5miles away. Campsea Ashe Train Station is 2miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1055 Land adj. Gelham Hall, North of Dallinghoo Road, Wickham Market

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 11miles away. Wickham Market Medical Centre is 0.5mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.

Sustainability Objective	Effect	Timescale	Permanence	Comments
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Surface water flooding to site boundaries/ fringes.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Alde-Ore Estuar SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Wickham Market centre and potential to support the retail offer in the settlement.
18. To encourage efficient patterns of movement, promote sustainable travel of	++	Long term	Permanent	Woodbridge Town centre and employment area is 5miles away. Campsea Ashe Train Station is 2.5miles away. The nearest bus stop

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 1114 Simons Cross Allotments, Wickham Market

Parish: Wickham Market

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital 9.4 miles. Wickham Market Medical Centre 0.5 miles. Within a mile are allotments, The Orchard Campsite, Glevering Mill Golf Course and Valley Farm Equestrian Leisure.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Wickham Market Primary School within a mile. Farlingaye High School 5.9 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	redevelopment of site would result in the loss of grade 2 agricultural land
9. To promote the	-	Long	Permanent	Likely to result in an increase in

Sustainability Objective	Effect	Timescale	Permanence	Comments
sustainable management of waste		term		waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	Site not considered to be at risk of flooding
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Deben Estuary SPA and Ramsar Site, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	There are no designated heritage assets in close proximity to the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	There are no designations on the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land
17. To maintain and enhance the vitality and viability of town and retail centres	++	Long term	Permanent	The village of Wickham Market offers a range of services including a convenience food supermarket within short walking distances.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Bus stop approx. 100m away on Broad Road. Wickham Market Train station 3 miles. The village of Wickham Market offers a range of services including a convenience food supermarket within short walking distances
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected

Site Option: 1165 Land North of Wickham Market
Parish: Wickham Market
Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Ipswich Hospital is 11miles away. Wickham Market Medical Centre is less than 1mile away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	--	Long term	Permanent	North Eastern corner of the site lies in an area of Flood Zone 3 and surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within the Ald-Ore Estuary SPA, SAC and Ramsar Site, the Deben Estuary SPA and Ramsar Site, Staverton Park and The Thicks SAC, and The Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No heritage assets on the site, various listed buildings lie more than 70m from the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Site tightly bounds the River Deben, of which the surrounding river valley landscape is particularly sensitive.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site is in close proximity to Wickham Market Town Centre and therefore, with the provision of suitable pedestrian access, has potential to support the town centre vitality and viability.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Wickham Market Town Centre is 0.4miles away. The nearest bus stop is 450m from the site. Campsea Ashe Train Station is 2miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 555 Land off Sandy Lane

Parish: Witnesham

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore

Sustainability Objective	Effect	Timescale	Permanence	Comments
				development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	0	Long term	Permanent	The Ipswich Hospital is 6miles away. Grundisburgh (Debenham Group Practice) is the nearest GP, and is 2.6miles away. There is only one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	Long term	Permanent	The site borders an area of Surface Water Flooding to the North West.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of The Stour & Orwell SPA and Ramsar Site, The Alde-Ore SPA and Ramsar Site, and The Sandlings

Sustainability Objective	Effect	Timescale	Permanence	Comments
				SPA. BAP species identified on site.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Three Grade II listed buildings lie to the North East of the site.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--?	Long term	Permanent	Site entirely within a SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Ipswich is the nearest town and employment centre, and is 4miles away. There is a bus stop just outside the site. Westerfield has the nearest train station, and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 510 Toller's Field, Woodbridge School, IP12 4JW

Parish: Woodbridge

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 7miles away. Framfield House Surgery is 1.3miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, The Orwell SPA and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	No issues identified.
15. To conserve and	0	Long	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
enhance the quality and local distinctiveness of landscapes and townscapes		term		
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town Centre and employment area and is less than 1mile away. Woodbridge Train Station is 1.2miles away. The nearest bus stop is 450m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 514 Land at Grundisburgh Road, Woodbridge, IP13 6HX

Parish: Woodbridge

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 7miles away. Framfield House Surgery is 1miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within 3 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is 13km of the Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Deben Estuary SPA and Ramsar Site, The Orwell SPA and Ramsar Site, and the Sandlings SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	There are two grade II listed buildings to the west of the site, including the former sick house.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site has good pedestrian connectivity with Woodbridge Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Woodbridge Town Centre and employment area and is less than 1mile away. Woodbridge Train Station is 1.1miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Site Option: 551 Land West of The A12

Parish: Woodbridge/Hasketon

Proposed Use: Housing/Retail/Office/Education/Leisure

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	++?	Medium term	Permanent	Opportunity for employment elements to support jobs, skills and better paid jobs. Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or soci
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	Multiple leisure facilities and GP surgery within 1 mile.
4. To improve the quality of where people live and work	+?	Medium term	Permanent	Opportunity to provide a good quality working, business and living environment at the market town fringe although inclusive pedestrian access across the A12 would need to be addressed.
5. To improve levels of education and skills in the population overall	0	Long term	Permanent	Primary school within walkable distance (1 mile). Opportunity for employment elements to support skills and training.

Sustainability Objective	Effect	Timescale	Permanence	Comments
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development would result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	Site is subject to surface water flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Approximately 2km from River Deben Estuary.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	Indicator unlikely to be affected.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Long term	Permanent	Impacts to the urban-rural fringe of Woodbridge of development west of the A12 depending on how it were taken forward.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++?	Long term	Permanent	Employment elements would support jobs, productivity and prosperity.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Opportunity to support Woodbridge town centre.
18. To encourage efficient patterns of movement, promote sustainable travel of	+	Long term	Permanent	Range of facilities within walking distance in Woodbridge including rail and bus services.

Sustainability Objective	Effect	Timescale	Permanence	Comments
transport and ensure good access to services				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+?	Medium term	Permanent	Opportunity for serviced employment land including digital infrastructure.

Site Option: 441 land west of Cullcott Close

Parish: Yoxford

Proposed Use: residential

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 22miles away. Yoxford Branch Surgery is 0.2miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The Eastern part of the site is occupied by an area of Surface Water Flooding.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Site borders the Historic Parkland 'Grove Park' to the North, and Yoxford Conservation Area to the North East.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	Entirely within a SLA.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Saxmundham is the nearest town and employment centre, and is 4miles away. A bus stop is 300m away. Darsham train station is 1mile away.
19. To ensure that the digital infrastructure available meets the needs of current and	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
future generations				

Site Option: 1099 Land to rear of 1 Cullcott Close, Yoxford

Parish: Yoxford

Proposed Use: Housing

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Long term	Permanent	Site is located outside the lowest 25% and 10% most deprived wards in the country, therefore development is unlikely to have a significant impact on reducing poverty or social exclusion
2. To meet the housing requirements of the whole community	++	Long term	Permanent	Any future development for this site will be expected to deliver a quantum of affordable housing and mixture of dwelling types and tenures
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	Yoxford Branch Surgery 0.3 miles away. Ipswich Hospital 19.4 miles away. Village Hall & tennis courts within 1 mile.
4. To improve the quality of where people live and work	0	Long term	Permanent	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Yoxford and Peasenhall Primary School within 1 mile. Samundham Free School 4 miles.
6. To conserve and enhance water quality and resources	0	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements
8. To conserve and enhance soil and mineral resources	--?	Long term	Permanent	redevelopment of site would result in the loss of grade 3 agricultural land
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development
11. To reduce vulnerability to climatic	0	Long term	Permanent	Site not considered to be at risk of flooding

Sustainability Objective	Effect	Timescale	Permanence	Comments
events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	The Blyth Estuary is within 8km of the site, and is a Ramsar site, SPA, and SSSI. Potential impact from increased recreational pressure on the estuary.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	-	Long term	Permanent	Yoxford Conservation Area lies 13m to the North of the site. A grade II listed building lies 50m to the North of the site. Site is on a hill, with a view over the listed building to the North.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Long term	Permanent	The site directly borders Rookery Park (Local Designated District Park and Garden, and Historic Parkland). The site lies entirely within a SLA. Yoxford Conservation Area lies 13m to the North of the site. Site lies on a much higher level than the residential
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Site unlikely to create additional employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Saxmundham is the nearest town and employment centre, and is 4miles away. Darsham train station is 1mile away. A bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Appendix E: Health Impact Assessment

The following Matrix is based on the Rapid Health Impact Assessment Tool developed by the NHS London Healthy Urban Development Unit. The assessment criteria have been adjusted to reflect local circumstances.

The Health Impact Assessment of the Final Local Plan has not identified any negative health impacts and therefore no specific mitigation measures have been recommended. Through the development of the plan there have been a number of mitigation measures identified through the SA assessments which have been included in the individual appraisals and incorporate into policy amendments. The Final Draft Local Plan includes a Monitoring and Delivery Framework. Progress against the criteria set out in the Health Impact Assessment will be monitored against the objectives set out in the Framework on an annual basis through the Authority Monitoring Report. Progress against these indicators will inform future reviews of the Local Plan.

1 Housing quality and design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	Policy SCLP5.8: Housing Mix requires that, on developments of 10 units, 50% of the dwellings should meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. The requirements will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. This policy will help to ensure the principles of inclusive design are met.	Positive
Does the plan address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	Policy SCLP5.8: Housing Mix requires new housing development to reflect the mix and type of housing needs identified in the Strategic Housing Market and supports the delivery of sheltered and extra-care housing where the scheme incorporates a mix of tenures and	Positive

		<p>sizes to meet an identified need.</p> <p>In addition, a number of the individual site allocations (chapter 12 of the Local Plan) include requirements to deliver housing for Older People as part of any scheme.</p>	
Does the plan include homes that can be adapted to support independent living for older and disabled people?	Yes	<p>Policy SCLP5.8: Housing Mix supports the delivery of sheltered and extra-care housing where the scheme incorporates a mix of tenures and sizes to meet an identified need.</p> <p>On proposals of 10 units or more the policy requires that at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and proposals will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population.</p>	Positive
Does the plan promote good design through layout and orientation, meeting internal space standards?	Yes	<p>Policy SCLP11.1: Design Quality sets out a number of design criteria that applicants will be expected to meet. These include:</p> <ul style="list-style-type: none"> - Ensuring inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design - requiring the layout to fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings - requiring all major residential development proposals to perform positively when assessed against Building for Life 12 guidelines. 	Positive

		Policy SCLP4.10 Town Centre Environments references the expansion of Shared Space and Dementia Friendly areas.	
Does the plan include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area set outs the commitment to collective delivery of at least 37,328 dwellings across the Ipswich Housing Market Area.</p> <p>Policy SCLP5.8: Housing Mix requires new housing development to reflect the mix and type of housing needs identified in the latest Strategic Housing Market Assessment. On developments of 10 units or more, 50% of the dwellings should meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population. The policy also supports the delivery of sheltered and extra-care housing.</p> <p>Policies SCLP5.10 (Affordable housing on residential developments) and SCLP5.11 (affordable housing on exception sites) specifically require the affordable dwellings and provide clear criteria against which affordable housing provision will be assessed.</p>	Positive

2. Access to healthcare services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
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Does the plan retain or re-provide existing social infrastructure?	Yes	Policy SCLP8.1: Community Facilities and Assets supports proposals for new community facilities and assets. The policy also resists the change the use of community facilities registered as assets of community value. Where change of use or redevelopment is proposed, the policy requires the provision of an equivalent of better replacement facility. This approach is further informed by the marketing guidance set out in Appendix E of the Final Local Plan.	Positive
Does the plan assess the impact on healthcare services?	Yes	<p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need for appropriate health provision to meet the needs resulting from increased population growth. The policy highlights the partnership working that the Council has committed to, which includes working with healthcare provider through Suffolk County Council and the Clinical Commissioning Groups.</p> <p>The Sustainability Appraisal has taken account of the availability of healthcare facilities when assessing the suitability of sites.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to healthcare capacity and facilities.</p>	Positive
Does the plan assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	Yes	Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need for appropriate education provision to meet the needs resulting from increased	Positive

		<p>population growth. The policy highlights the partnership working that the Council has committed to, which includes working with Suffolk County Council (the Education Authority).</p> <p>Policy SCLP8.1: Community Facilities and Assets supports proposals for new community facilities and assets.</p> <p>The Sustainability Appraisal has taken account of the availability of education facilities when assessing the suitability of sites.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to education capacity and facilities; libraries; community facilities; sport and leisure facilities; and, open space and green infrastructure.</p>	
Does the plan explore opportunities for shared community use and co-location of services?	No	Policy SCLP8.1: Community Facilities and Assets supports proposals for new community facilities and assets. It is not as specific as to set criteria for how such spaces should be used in the future, but this level of detail would not be expected in a strategic Local Plan.	Neutral
Does the plan contribute to meeting primary, secondary and post 19 education needs?	Yes No N/A	Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need for appropriate education provision to meet the needs resulting from increased population growth. The policy highlights the partnership working that the Council has committed to, which includes working with Suffolk County Council (the	Positive

		<p>Education Authority).</p> <p>Policy SCLP3.5 requires developers to consider the infrastructure requirements needed to support and service any proposed development. The policy specifically references the need to demonstrate adequate capacity at local schools. Where capacity is inadequate then developments should contribute to the expansion or other measures to increase places available at the school.</p> <p>The Garden Neighbourhood policies include reference to the need to provide additional education facilities.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to education capacity and facilities.</p>	
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3 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan retain and enhance existing open and natural spaces?	Yes	<p>Policy SCLP8.2: Open Space supports the provision of open space and recreational facilities as part of new residential development. The policy resists development that involves the loss of open space or community sport and recreation facilities.</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need to deliver additional green</p>	Positive

		<p>infrastructure and Suitable Alternatives Natural Greenspace.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to the provision of open space and green infrastructure.</p>	
<p>In areas of deficiency, does the plan provide new open or natural space, or improve access to existing spaces?</p>	<p>Yes</p>	<p>Policy SCLP8.2: Open Space supports the provision of open space and recreational facilities as part of new residential development. The policy resists development that involves the loss of open space or community sport and recreation facilities.</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need to deliver additional green infrastructure and Suitable Alternatives Natural Greenspace.</p> <p>The Garden Neighbourhood policies include requirements to provide Suitable Alternative Natural Greenspace as part of any scheme.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measure relating to the provision of open space and green infrastructure.</p>	<p>Positive</p>

<p>Does the plan provide a range of play spaces for children and young people?</p>	<p>Yes</p>	<p>Policy SCLP8.2: Open Space supports the provision of open space and recreational facilities as part of new residential development (this could include play and recreation facilities for children and young people). The policy resists development that involves the loss of open space or community sport and recreation facilities.</p> <p>A number of the individual allocations include requirements for new or enhanced play facilities as part of any development scheme.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a desire to see increased provision of children’s play areas and youth facilities across the District.</p>	<p>Positive</p>
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4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
<p>Does the plan minimise air pollution caused by traffic and energy facilities?</p>	<p>Yes</p>	<p>Policy SCLP10.3: Environmental Quality requires development proposals to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination. The policy specifically requires proposals to air quality, and any potential impact on receptors in Air Quality Management Areas.</p> <p>Policy SCLP7.1: Sustainable Transport requires</p>	<p>Positive</p>

		developments to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities. The policy requires any developments that would have significant transport impacts to be accompanied by a Travel Plan.	
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5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan prioritise and encourage cycling?	Yes	<p>Policy SCLP7.1: Sustainable Transport requires developments to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.</p> <p>The policy supports developments where they are located close to, and provides safe cycle access to services and facilities; and, where they are well integrated into and enhance the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking.</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need to deliver improved cycling routes.</p> <p>The Garden Neighbourhood policies include requirements to optimise cycling opportunities to provide integrated links to the town centres.</p>	Positive

<p>Does the plan connect public realm and internal routes to local and strategic cycle and walking networks?</p>	<p>Yes</p>	<p>Policy SCLP7.1: Sustainable Transport requires developments to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities. The policy supports developments where they are located close to, and provides safe pedestrian and cycle access to services and facilities.</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need to deliver improved walking and cycling routes.</p> <p>The Garden Neighbourhood policies include requirements to optimise cycling opportunities to provide integrated links to the town centres.</p>	<p>Positive</p>
<p>Does the plan seek to reduce car use?</p>	<p>Yes</p>	<p>Policy SCLP7.1: Sustainable Transport requires developments to be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.</p> <p>The policy supports developments where they are located close to, and provides safe cycle access to services and facilities; and, where they are well integrated into and enhance the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking. The policy also encourages the provision of improved public transport in rural areas.</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities</p>	<p>Positive</p>

		<p>specifically sets out the need to deliver improved walking and cycling routes.</p> <p>Policy SCLP4.10: Town Centre Environments references ensuring access to safe pedestrian environments and improved cycle access in town centres which, in part, seeks to reduce car use. Policy SCLP4.11 Retail and Commercial Leisure n Martlesham also includes reference to safe non-car circulation.</p>	
Does the plan allow people with mobility problems or a disability to access buildings and places?	Yes	<p>Policy SCLP11.1: Design Quality sets outs a number of design criteria that applicants will be expected to meet. These include:</p> <ul style="list-style-type: none"> - Ensuring inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design - requiring the layout to fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings - requiring all major residential development proposals to perform positively when assessed against Building for Life 12 guidelines. 	Positive

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
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<p>Does the plan incorporate elements to help design out crime?</p>	<p>Yes</p>	<p>Policy SCLP2.2: Strategic Infrastructure Priorities specifically sets out the need for appropriate police, community safety and cohesion provision resulting from increased population growth. The policy highlights the partnership working that the Council has committed to, which includes working with Suffolk Constabulary..</p> <p>Policy SCLP11.1: Design Quality sets outs a number of design criteria that applicants will be expected to meet. These include:</p> <ul style="list-style-type: none"> - Ensuring inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design - taking into account the need to promote public safety and deter crime and disorder through well lit neighbourhoods and development of public spaces that are overlooked. 	<p>Positive</p>
<p>Does the plan include attractive, multi-use public spaces and buildings?</p>	<p>Yes</p>	<p>Policy SCLP4.10 Town Centre Environments references the expansion of Shared Space and Dementia Friendly areas.</p> <p>Policy SCLP11.1: Design Quality sets outs a number of design criteria that applicants will be expected to meet. These include:</p> <ul style="list-style-type: none"> - Ensuring inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design - requiring the layout to fit in well with the existing 	<p>Positive</p>

		<p>neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings</p> <ul style="list-style-type: none"> - requiring all major residential development proposals to perform positively when assessed against Building for Life 12 guidelines. - Demonstrating a clear understanding of the character of the built, historic and natural environment <p>-Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability.</p>	
Has engagement and consultation been carried out with the local community?	Yes	<p>In accordance Council Statement of Community Involvement, the Local Plan has been subject to extensive community consultation, including the following formal consultation stages-</p> <p>Issues and Options: 18 August until 30 October 2017</p> <p>First Draft Local Plan: 20 July to 14 September 2018.</p> <p>Proposed Submission Plan (final draft plan): 14 January to 25 February 2019</p>	Positive

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
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Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	N/A	<p>The Plan includes a number of policies relating to the retail provision across the district. While these do not specifically reference the affordability of retail units or units for social enterprise, the policies seek to retain retail units which will help ensure a supply and mix of units.</p> <p>Policy SCLP8.3: Allotments encourages the provision of new allotments in order to meet a locally identified demand. The policy also resists the loss of existing allotments.</p>	Uncertain
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8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area set outs the commitment to delivering at least 30,320 jobs through the provision of at least 49.8ha of employment land across the Ipswich Functional Economic Area. Of which, at least 6,500 jobs and 11.7ha of employment land is expected to be delivered in Suffolk Coastal.</p> <p>The Plan includes a number of policies relating to protection of existing premises and the provision of additional employment land and facilities across the district.</p>	Positive
Does the plan provide childcare facilities?	Yes	The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local	Positive

		Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to the provision of additional Early years capacity and facilities.	
Does the plan include managed and affordable workspace for local businesses?	N/A	The Plan includes a number of policies relating to protection of existing premises and the provision of additional employment land and facilities across the district. While these do not specifically reference the affordability of employment units the policies seek to retain existing units which will help ensure a supply and mix of premises.	Uncertain

9 Social cohesion and lifetime neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan include a mix of uses and a range of community facilities?	Yes	<p>Policy SCLP8.1: Community Facilities and Assets supports proposals for new community facilities and assets.</p> <p>The Infrastructure Delivery Framework accompanying the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to libraries; community facilities; and sport and leisure facilities.</p>	Positive
Does the plan provide opportunities for the voluntary and community sectors?	Yes	<p>Policy SCLP8.1: Community Facilities and Assets supports proposals for new community facilities and assets.</p> <p>The Infrastructure Delivery Framework accompanying</p>	Positive

		the Local Plan sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options. This includes a number of measures relating to libraries; community facilities; and, sport and leisure facilities.	
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10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
Does the plan make best use of existing land?	Yes	<p>The plan includes a number of policies which seek to protect and enhance the existing environment across the District while still delivering ambitious levels of growth.</p> <p>The Sustainability Appraisal assessments that have informed the decision process throughout out the development of the Plan have taken into account opportunities to maximise the efficient use of land (albeit in the context of a district with limited Previously Developed Land).</p> <p>A number of the site allocations within Chapter 12 of the Plan provide opportunities for the redevelopment of Brownfield sites and/or under utilised land.</p>	Positive/ Neutral
Does the plan encourage recycling (including building materials)?	Yes	<p>Policy SCLP3.5: Infrastructure Provision supports the provision of 'bring sites' within development (where feasible) to encourage recycling measures and to reduce the demand on Household Waste Recycling Centres.</p> <p>Policy SCLP11.1: Design Quality includes criteria to</p>	Positive

		ensure that the layout and design of new developments incorporate adequate provision for the storage and collection of waste and recycling bins.	
Does the plan incorporate sustainable design and construction techniques?	Yes	<p>Policy SCLP9.2: Sustainable Construction includes a number of specific standards that new developments will be expected to achieve. These include:</p> <ul style="list-style-type: none"> -all new developments of more than 10 dwellings to achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations. - all new residential development in the District should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day. - all new non-residential developments of equal or greater than 1,000sqm gross floorspace are required to achieve the British Research Establishment Environmental Assessment Method 'Very Good' standard or equivalent; and, - Proposals should improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain. 	Positive

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?
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Does the plan incorporate renewable energy?	Yes	Policy SCLP9.1: Low Carbon & Renewable Energy supports the provision of support low carbon and renewable energy developments.	Positive
Does the plan maintain or enhance biodiversity?	Yes	<p>The importance of maintaining and enhancing biodiversity is referenced in a number of policies and sites allocation throughout the plan.</p> <p>Policy SCLP10.1: Biodiversity and Geodiversity specifically states that development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat 'stepping stones'.</p>	Positive
Does the plan incorporate sustainable drainage techniques?	Yes	Policy SCLP9.6: Sustainable Drainage Systems requires developments to use sustainable drainage systems to drain surface water.	Positive

Appendix F: Consultation Responses Received on the Interim Sustainability Appraisal Report

Note: a number of these representations include comments that relate to the Local Plan Policy rather than the SA specifically.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
1	Bailey, Barry		SA of site SCLP12.54. Any development of this site would harm the character and appearance of the area by extending the built up area into the open countryside. Red or amber impacts would be more appropriate than green for Landscape and Townscape, Open Space, Transport and Roads and Compatibility with neighbouring uses.	Policy 12.54 (Land bounded by Helmingham Road and Ipswich Road, Otley) has been deleted in the Final Draft Local Plan. The SHELAA and SA assessments have been amended accordingly.
10	Bloor Homes Eastern (Duncan, Gary)	Bloor Homes Eastern	Site Option 1145. Alternative assessment submitted by respondent. Alternative assessment suggests site is suitable, deliverable and achievable for a Garden Village development.	Through both the SHELAA and SA assessments of sites 1145 and 1087, it is considered that they provide suitable, deliverable and achievable development opportunities. However, alternative sites have been taken forward in Rushmere St Andrew.
100	Durrant, Paul		SCLP12.30 See my many reasons in my email to yourselves primarily there is zero evidence for Innocence Farm.	Objection related to Local Plan policy.
11	On behalf of the Chairmen	On behalf of the Chairmen	The 'Interim Sustainability Appraisal' of the 'First Draft Local Plan (July 2018)' under the objective of	The cumulative impact of the development set out in the Local Plan is consider in the SA at xxx

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
	of Brandeston, Kettleburgh and Easton Parish Council...	of Brandeston, Kettleburgh and Easton Parish Councils	"To maintain and where possible improve air quality" considers that most, if not all, housing development is "likely to result in an increase in emissions through increase in associated traffic movements" leading to a 'Minor negative effect on the baseline' (let alone from an increase in traffic to/from developments in adjacent settlements which would increase this identified negative effect).	The SA methodology, which details how each objective is to be scored both positively and negatively, has been finalised through public consultation.
12	Grainger plc (Sir/Madam)	Grainger plc	Alternative Site 520 Alternative assessment submitted by respondent.	<p>The SA assessment has been amended to correctly detail the agricultural land grade of the site to be 4 and to include reference to the heritage significance of the site, with scoring altered accordingly.</p> <p>The open nature and scale of the site would inevitably impact the landscape setting of the southern Kesgrave boundary, and hence warrant a negative score.</p> <p>While the biodiversity and geodiversity impacts may be less than other allocated sites in the District the allocation process is based on a comprehensive process, with no one criterion strong enough to warrant allocation alone.</p> <p>Access to and from the site is not a consideration of the SA, but is in the SHELAA.</p>
13	Ipswich Town Football Club and the	Ipswich Town Football Club and the	The spatial strategy for the district should allow for additional opportunities to come forward in Rushmere St Andrew. The Sustainability Appraisal	The evolution of the spatial strategy has facilitated sustainable development opportunities in Rushmere St Andrew, as can be demonstrated through the

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
	University of Suffolk (Sir/Madam)	University of Suffolk	<p>has not considered sufficient alternative options for distribution in East Ipswich, which could allow additional allocations, such as our client's land to come forward in an accepted sustainable area, without impacting on the Ipswich Northern Relief Road.</p> <p>It is not clear how the effects on the sustainability objectives are differentiated and what quantifies as "significantly positive", "minor positive", "neutral", "minor negative", "significant negative", and "uncertain", for each sustainability objective</p>	<p>allocation of Land at Humber Doucy Lane (Policy SCLP12.24).</p> <p>As detailed in the method section of the SA reopr, the significance of the effect has been determined with regard to the Environmental Assessment of Plans and Programmes Regulations 2004.</p>
14	Blore, Jane		<p>Land to West of Darsham Cottage, Main Road, Darsham (SHELAA reference 1130).</p> <p>Appendix I of the Local Plan recognises the site was identified as potentially suitable in the Draft SHELAA, however it was deemed sites SCLP12.44 and SCLP12.45 were more suitable. We do not agree with this conclusion, and it is not clear the reasons why the other sites are considered more suitable.</p> <p>We welcome your consideration of the potential to bring this site forward for development as part of the Local Plan. The site is suitable, available and deliverable.</p>	<p>SCLP12.48 and SCLP12.49 have been allocated in the Final Draft Local Plan. Both sites relate well to their respective settlements, more so than site 1130. Allocation of site 1130 would not be suitable due to the aforementioned poor relationship to established settlements.</p>
15	Cardwell, Doreen		Object	Noted
16	Ettwein Bridges	Ettwein Bridges	The Alde & Ore Estuary Plan (2016) adopts a totally resilient approach throughout its lifespan up to 2050.	Representation relates primarily to the Alde and Ore Estuary Plan.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
	Architects LLP (BRIDGES, NICHOLAS)	Architects LLP	But this ignores the likely harmful consequences. The Suffolk County Council Final Sustainability Appraisal/ Environmental Assessment Report (January 2016, p127) said it was essential the features of the estuary should be maintained yet must be regularly monitored to check whether adaptive approaches may be necessary in places. Natural England considered the AOE Plan potentially represented a likely significant effect on the European-designated features of the Special Protection Area and Special Area of Conservation, and the potential to cause coastal squeeze on habitats. The AOE Plan was written well before the 2018 fluvial studies by HR Wallingford, and which has not been made public despite several requests. SCDC may have endorsed the AOE Plan in 2016, but it now out of date and should be assessed against this emerging new Local Plan before any further endorsement.	
17	Natural England (Jackson, John)	Natural England	<p>We agree with the selection of issues.</p> <p>We note that soils are included as a sustainability appraisal issue, but that there is not a corresponding plan policy covering them.</p> <p>We would welcome inclusion of reference to SANGS, RAMS, Net Gain, and the wider green infrastructure network for guide questions under 13 Biodiversity, and indicators under SA objective 13.</p>	<p>Noted.</p> <p>A new policy has been added to Local Plan (Environmental Quality) which covers Soils.</p> <p>Guide questions and indicators associated with Objective 13 amended in accordance with comment.</p>
18	Gladman	Gladman	The Local Plan should ensure that the results of the	Noted.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
	Developments Ltd (Agnew, Richard)	Developments Ltd	SA process clearly justify any policy choices that are ultimately made, including the proposed spatial strategy and associated site allocations when considered against 'all reasonable alternatives'. The ability to support the wider economic growth should also be fully tested through the sustainability appraisal process, recognising the sustainability credentials that are associated with supporting a strong, responsive and competitive economy and providing the right level of development to meet the needs of present and future generations in the right locations through positive plan making. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. Undertaking a comparative and equal assessment of each reasonable alternative, the Council's decision making and scoring should be robust, justified and transparent.	
19	Leave The Layers Alone (LTLA) (Edwards, Chris)	Leave The Layers Alone (LTLA)	LTLA submit that the 12.26 Site allocation is not sound, that the scoring undertaken in the SA/SEA does not withstand scrutiny and has not been assessed objectively, and that the evidence base lacks the necessary demonstration of achievability and suitability.	The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced. The SA methodology has been subject to consultation with statutory bodies and the public.
2	Bailey, Barry		Relates to SA of site SCLP12.55. I am not convinced that the District Council's Suitability Assessment truly reflects some of the impacts, especially the rural nature of the area.	The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced. The SA methodology has been subject to

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
				consultation with statutory bodies and the public.
20	Code Development Planners (Gray, Karen)	Code Development Planners	We would urge a consideration of other reasonable alternatives which would consider the effects of policy options which seek to guide appropriate and proportionate scales and forms of development to be complementary to the existing and emerging development, making the best and most efficient use of existing and committed infrastructure improvements.	Two additional options have been considered in relation to the distribution of growth across the district. These are included in Appendix C.
21	Christchurch Land and Estates (Felixstowe) Limited (-)	Christchurch Land and Estates (Felixstowe) Limited	<ul style="list-style-type: none"> • Changes to the SA Framework since the SAASP are not explained • Results of the compatibility assessment of the SA Objectives are not discussed, particularly the negative impacts identified • Assessment of sites allocated in the SAASP use a different assessment method to the assessment of allocations in the Interim SA. A revised assessment of these sites has not been undertaken. A proper comparison of results can therefore not be made. • Effects have not been predicted or evaluated in sufficient detail or with links to appropriate evidence • Inadequate explanation of the selection and rejection of the alternatives, in particular the preferred allocations and unallocated sites • The findings of the consultation on the Scoping Report and Initial Site Assessments 2017 have not been included in the SA. It is not known how the responses have been taken into account in the development of the Local Plan or SA. • The assessment of cumulative impacts is 	The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced which address these points, including re-assessment of the carried forward allocations, and an assessment of likely effects and cumulative impacts.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>completely inadequate</p> <ul style="list-style-type: none"> • Mitigation measures have not been suitably identified within the SA • There are no conclusions within the SA report or explanation of future stages. • Lack of appropriate discussion on how the options were selected. 	
22, 23	M Scott Properties Ltd (Scott Properties) (Scott, Rob)	M Scott Properties Ltd (Scott Properties)	<p>It is our view that Policy SCLP5.3: Housing Development in the Countryside could better meet the SA Objectives, through the inclusion of suitable wording to permit the development of specialist housing on suitable sites in areas where there is an identified local need.. t is also our view that the deemed positive effect on Objective 2 has been overstated, given that this Policy does not allow for schemes of specialist housing for the older population, which is recognised to represent a large proportion of the total population in the district.</p> <p>The only alternative policy considered to SCLP5.3 is no policy, and we question why the above suggestion has not been considered as an alternative, given it would have a more positive effect on the Objectives of the LPR.</p> <p>The preferred option for Policy SCLP5.8: Housing Mix is to ensure that a proportion of dwellings are built to accessible and adaptable standards which will help to meet the housing requirements of an ageing population. We do not see how the preferred option</p>	<p>The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced.</p> <p>Amendments to the policies in the Final Plan, including the requirements on individual site allocations support the delivery of housing to meet the needs of older people. The SA assessments of these policies reflect that positive effect.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>fully meets Objectives 1-3, given that the different groups, including the older population and those with a disability, require a range of housing types/mixes to ensure there is a wide choice of suitable accommodation available to meet the wide-ranging needs. This has not been considered at all as part of this Policy, given the only alternative option is to not include a requirement for accessible and affordable dwellings.</p> <p>SCLP5.1: Housing Development in Large Villages is assessed to have a positive impact on the Local Plan in relation to SA Objectives 1 and 2. Again, we would not fully consider this policy to be highly sustainable against Objectives 1 and 2 as it fails to take into consideration the need for additional development relating to specific needs and serves to restrict development to within settlement boundaries that are either infill or of a complementary design to the village – neither approach taking into account specific local needs.</p>	
24	Cooper Webster, Camilla		<p>The SA fails to describe and evaluate 'reasonable alternatives'. On this basis it seems unlikely that the Council will be able to robustly justify its selected development strategy.</p> <p>The SA is far too focused on alternatives approaches to individual policies. This makes the SA unnecessarily long (over 1,600 pages) and difficult to navigate. This is particularly the case where the only</p>	<p>The SA has assessed equally all sites submitted to the District Council. In this regard, all reasonable alternatives have been considered. The result of assessing all sites is an unwieldy and large document but one that considered appropriate alternative opportunities.</p> <p>Alternative sites refers to sites assessed as suitable, available and deliverable but not preferred.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>alternative to that which is proposed is to have 'no policy'. The SA should be far more succinct and focus on the sustainability credentials of different overall development scenarios. We consider that a far more practical and informative approach would have been to identify and assess a range of development approaches which, in their own right, would set out how the borough's full development needs could be met. We consider that it is only through assessing the sustainability implications of meeting the borough's development needs, in a range of 'reasonable alternative' development approaches/strategies, that an appropriate judgement can be made to inform the identification of a preferred development strategy. A development scenario which includes Framlingham contributing to meeting the District's development needs is a significant omission.</p> <p>It is noted that sites 742, 743, 746 and 749 have been assessed as part of the SA as 'alternative' sites. The definition of an 'alternative site' is not clear.</p> <p>It is considered that the assessment of parcels which make up our site perform to the equivalent or better to a number of allocated sites. Indeed, we note that the parcels have only really been assessed in terms of 'housing' and as you will note our proposals include a mix of uses including housing, education provision, new open spaces, new road infrastructure and a regionally significant cultural and</p>	<p>The Local Plan recognises the substantial level of growth that has taken place in Framlingham over recent years, and understands the necessity for development to be given time to assimilate within Framlingham's existing built form. In this regard, the Local Plan, rather than allocate development sites in Framlingham has allocated a housing figure to be planned for over the plan period by Framlingham Town Council through a review to Framlingham Neighbourhood Plan..</p> <p>The newly promoted comprehensive site incorporating sites 742, 743, 746 and 749 has been considered suitable through the SHELAA and SA assessments. However, it is for Framlingham Neighbourhood Plan to dictate how the future development of Framlingham is to be planned.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			tourism offer. These additional uses have not been considered as part of the SA appraisal.	
25	Armstrong, Alison		Object	Noted
26	Bartle, Jane		SCLP12.30	Objection related to Local Plan policy.
27	Jay, John		SCLP12.30	Objection related to Local Plan policy.
28	Manning, Susan		SCLP12.30	Objection related to Local Plan policy.
29	Alford, David		SCLP12.30	Objection related to Local Plan policy.
3	Cody, Jane		Site 520 SCDC and two Inspectors, over a number of years, have consistently decided that this site is not suitable for mass housing and it is very frustrating that so much of our time and tax payers money must continue to go into "defending" this land from inappropriate proposals. On that basis I do hope that this local plan will be clear throughout and minimise the "wobble room" that property developer barristers seem to find, often it seems, at our expense, and also that Suffolk Coastal will defend its final policies fairly, transparently and robustly.	Noted.
30, 31	Alford, David		SCLP12.61 SCLP12.62 Object	Objection related to Local Plan policy.
32, 33, 34	Barnes, Stephen		SCLP12.30 SCLP12.61 SCLP12.62 Object	Objection related to Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
35	Burgess, Amanda		Object	Noted
36	Burgess, Dean		Object	Noted
37	Green, Sherrie		SCLP12.30	Objection related to Local Plan policy.
38	Palmer, John		Object	Noted
39	Wilson, Neville		Object	Noted
4	Suffolk Coastal District Council	Suffolk Coastal District Council	<p>The sustainability appraisal interim report has assessed the draft local plan policies against sustainability objectives and criteria and therefore addressed all considerations of the impact and effect policies will have on all key development and growth priorities and objectives.</p> <p>The relevant policies in relation to Felixstowe, the proposed Garden Neighbourhood and seafront and Brackenbury leisure centre sites are considered overall to be sustainable with the majority displaying a negligible or positive impact on the various sustainability objectives. Where there are concerns with sustainability, further technical work and confirmation of net effects will be required to determine the overall impact against the sustainability objectives.</p> <p>Proposed growth in Felixstowe, as driven by the draft local plan, should therefore be considered to be sustainable and supported with the preferred option of the Garden Neighbourhood to meet growth in the district.</p>	Noted

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
40	Alford, Tracy		SCLP12.30 No Interest at all from Hutchinson Port Will not generate any employment as would probably be automated so no jobs for any new houses. Too many HGV's what would happen when A14 closed for resurfacing! Its bad enough now!	Objection related to Local Plan policy.
41, 42	Alford, Tracy		SCLP12.61, SCLP12.62	Noted
43, 44	Barber, Julie		SCLP12.61, SCLP12.62 No more building in Trimley	Objection related to Local Plan policy.
45, 46, 47	Barnes, Mandy		SCLP12.30, SCLP12.61, SCLP12.62 I moved here 28 years ago to be part of a village. To go walking in the countryside not to have more and more houses built which we don't need, and no extra school's, dentist, doctors made available. The roads etc. cannot deal with this. Build somewhere else that may need houses.	Objection related to Local Plan policy.
48	Burgess, Trevor		SCLP12.30 TOTALLY UNNEEDED	Objection related to Local Plan policy.
49	Callaby, Adrian		SCLP12.30 Innocence farm would cause pollution & Traffic congestion.	Objection related to Local Plan policy.
5	Environment Agency (Christensen, Charlie)	Environment Agency	Section 3.68 should identifying the two key objectives of the WFD: preventing deterioration in all WFD waterbodies and the ultimate aim of improving these waterbodies to 'Good' status. These objectives are essential WFD requirements in relation to new developments and should be included.	The SA Baseline has been amended in line with the comments made.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>Page 104, point 6. The first bullet point could be reworded to say "Will it support the achievement of Water Framework Directive Targets". The addition of the objectives here would improve this table.</p> <p>The first bullet point under Section 3.69 on page 43 of the Sustainability Appraisal states that "both Anglian Water and Essex and Suffolk Water are the organisations responsible for water and sewage treatment in the Ipswich HMA". It should be clarified here that Essex & Suffolk water are only a water supply company, it is only Anglian Water who provide both water supply and sewage treatment for the area.</p> <p>The final Sustainability Appraisal should also make reference to the Suffolk Coastal Water Cycle Study (WCS) once this has been completed.</p> <p>Water Resources and Supply Section 3.72- Essex & Suffolk water are only responsible for water supply, not sewage. This therefore requires amendment.</p> <p>Water Quality Sections 3.74 – 3.76 discuss impacts within groundwater Source Protection Zones (SPZ) in the area, but fail to reference surface water Safeguard Zones (SgZ) which are in place to protect raw drinking water sources from contamination. Parts of</p>	

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>the Suffolk Coastal district overlaps the Gipping & Alton water surface water SgZ and the associated Drinking Water Protected Area. The substances of concern for surface water drinking water in these areas are primarily pesticides and nitrates. The Local Plan should acknowledge the existence of these designated areas and identify areas where development may impact on a SgZ.</p> <p>We would also like to see this section on water quality mention the Water Framework Directive as this is a key piece of legislation with regards to water quality and protecting the quality of surface waters.</p> <p>Bathing Quality We note that paragraph 3.77 refers to the bathing water sites at Felixstowe North and Felixstowe South having 'excellent' bathing water standards as of 30th September 2016. Both bathing waters maintained their classification, therefore this can be updated to 2017.</p>	
50, 51	Callaby, Adrian		<p>SCLP12.61, SCLP12.62 Unwarranted & wholly disproportionate allocation of housing compared with other areas and villages destruction of village environment with loss of high grade agricultural land and open access to the countryside which is already restricted by the A14 and railway boundaries.</p>	Objection related to Local Plan policy.
52, 53	Cracknell, M		<p>SCLP12.30, SCLP12.51 To much traffic</p>	Objection related to Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			Fumes Light pollution	
54	Freeman, David		SCLP12.30 It seems a vast over reach to despoil an entire village for an unwanted logistics park which will provide little employment	Objection related to Local Plan policy.
55	De Nooijer, Andrea		The sustainability study has some serious flaws and needs reviewing.	The interim SA report provides initial appraisals of site and policy options. It is intended to help inform representations on the First Draft Local Plan. A revised and updated SA report will be published alongside the Final Draft Local Plan.
56	Jones, Peter		SCLP12.30 Development of innocence farm is not needed it would be a blight on the community The policy is unsustainable and deeply flawed.	Objection related to Local Plan policy.
57	Gilbert, Peter		Light Pollution Infrastructure Water/Sewage Doctors/ Dentists Health of Children /Elderly Schools Effect on the Environment Traffic Already enough brown field sites to build on	Objection related to Local Plan policy.
58	Donnelly, Kathleen		The Local councillors need investigation. It is corruption on a large scale	Objection related to Local Plan policy.
59	Bloor Homes Eastern (Duncan, Gary)	Bloor Homes Eastern	Site Options 1087 and 1145 There are no over-riding constraints to the sustainable development of both sites for housing, and that any negative impacts are capable of being	While both sites 1145 and 1087 are considered suitable in SHELAA and SA assessments, the scale of development is out of context with the Local Plan's approach to development in the East of Ipswich Area.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			satisfactorily mitigated through the masterplanning process, as already evident in the Draft Masterplan attached to this representation	This approach has been developed in light of considerable development in the area over recent years and the planned strategic development of Brightwell Lakes. Subsequently, the Local Plan considers alternative sites for suitable.
6	Christchurch Land and Estates (Felixstowe) Limited (-)	Christchurch Land and Estates (Felixstowe) Limited	<ul style="list-style-type: none"> • Changes to the SA Framework since the SAASP are not explained • Results of the compatibility assessment of the SA Objectives are not discussed, particularly the negative impacts identified • Assessment of sites allocated in the SAASP use a different assessment method to the assessment of allocations in the Interim SA. A revised assessment of these sites has not been undertaken. A proper comparison of results can therefore not be made. • Effects have not been predicted or evaluated in sufficient detail or with links to appropriate evidence • Inadequate explanation of the selection and rejection of the alternatives, in particular the preferred allocations and unallocated sites • The findings of the consultation on the Scoping Report and Initial SiteAssessments 2017 have not been included in the SA. It is not known how the responses have been taken into account in the development of the Local Plan or SA. • The assessment of cumulative impacts is completely inadequate • Mitigation measures have not been suitably identified within the SA • There are no conclusions within the SA report or 	<p>The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced which address these points, including re-assessment of the carried forward allocations, and an assessment of likely effects and cumulative impacts</p> <p>The SA has informed the Local Plan at every stage in the process, and alongside the SHELAA and evidence base been an important source in deciding upon the most appropriate spatial strategy across the district.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>explanation of future stages. The SA has failed to carry out the assessment according to the regulations and guidance above, particularly in respect of the following:</p> <ul style="list-style-type: none"> • Lack of appropriate discussion on how the options were selected. • Inadequate prediction and evaluation of the effects of the preferred allocations and reasonable alternatives • Failure to link to the appropriate evidence to support the decisions taken • Failure to provide an outline of the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred allocations in the light of the alternatives • Failure to identify potential mitigation measures • Failure to provide conclusions on the overall sustainability of the different alternatives • Failure to show how the SA has informed the Local Plan. 	
60	Korbani, Karwan		<p>I totally object to the planned new developments in Kirton and Trimley.</p> <p>There is no need for the housing and the proposed container park in the wrong place. It in the wrong side of the A14 and also nowhere near the rail line which the part in paying to expand.</p>	Objection related to Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>The road system is already too busy and cannot take anymore cars it is already too dangerous to cross the road in many places in trimley.</p> <p>No-one wants this in the local community and we all want to keep the local community as a village</p>	
61	Korbani, Kerry		<p>To all plans including innocence farm and howletts way.</p> <p>This plan does not take into account the amount of traffic and increased pollution.</p> <p>The local infrastructure cannot take on this amount of people for example no local secondary schooling to take of the extra people.</p> <p>The local wildlife will also be affected.</p> <p>I wish to keep this a village.</p>	Objection related to Local Plan policy.
62	Ledger, Mark		<p>Our Villages cannot withstand the influx of pollution, traffic and people that the above will bring. There are plenty of brownfield sites to develop without destroying out countryside, its wildlife habitats and villages. It is very short sighted of SCDC to entertain these ideas.</p>	Objection related to Local Plan policy.
63	Ledger, Kimberly		<p>I strongly object to the land grabbing which is occurring in the Trimley and Kirton/Falkenham villages. It is destroying the community and village life as well as harming the wildlife habitats and environment, without supporting any new infrastructure. We are now in a decline in quality of life due to the already built new communities and lack of consideration for our villages.</p>	Objection related to Local Plan policy.
64	Marsh, Paul		* Effects the ecological area.	Objection related to Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>* Infrastructure will not support housing expansion</p> <p>* Proposed school location on a major access roundabout into the trimleys</p>	
65	Marsh, Laura		<p>Affects the ecological way</p> <p>No infrastructure to support more housing.</p> <p>Location of school should not be accessed off a roundabout.</p> <p>Where are cars etc. to park when dropping children off. These cars will further block a narrow 2 lane road.</p>	Objection related to Local Plan policy.
66	Miaoulis, Nikolaos		<p>I strongly disagree with the plans to build 360 plus new houses in howletts way, Trimley St Martin</p> <p>The road is not able to withstand the massive development including the new proposed roundabout.</p> <p>It will devastate the surrounding environment with massive traffic problems, noise pollution, air pollution, light pollution and devastate the wildlife.</p>	Objection related to Local Plan policy.
67	Modrzynski, R		<p>Re the local plan proposing, particularly development of 'employment land' on innocence lane.</p> <p>The destruction of irreplaceable high grade farm land and destruction of habitat is abhorrent. Huge numbers of flora will have their habitats destroyed causing their displacement of or death as well as the</p>	Objection dealt with under Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>permanent loss for future use.</p> <p>Noise and light pollution will make a misery for the local population and disturbance of their lifestyles and health. No amount of screening is going to block out this pollution disturbance of sleep patterns by 24hr operation</p>	
68	McCarthy, W		<p>SCLP 12.30 Innocence Farm</p> <p>SCLP12.51 Land rear of 31-37 Bucklesham Rd, Kirton</p> <p>Both developments unnecessary, unsustainable and based on out of date & wholly *** data surveys.</p>	Objection dealt with under Local Plan policy.
69	Moss, Paul		<p>You all need to think about all the young children where will they play the grove is going and also there is to much traffic now</p> <p>Its mad to do all this building the quoter is much too high</p>	Objection dealt with under Local Plan policy.
7	Christchurch Land and Estates (Felixstowe) Limited (-)	Christchurch Land and Estates (Felixstowe) Limited	<ul style="list-style-type: none"> • Changes to the SA Framework since the SAASP are not explained • Results of the compatibility assessment of the SA Objectives are not discussed, particularly the negative impacts identified • Assessment of sites allocated in the SAASP use a different assessment method to the assessment of allocations in the Interim SA. A revised assessment of these sites has not been undertaken. A proper comparison of results can therefore not be made. • Effects have not been predicted or evaluated in 	<p>The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan. A revised and updated SA report has now been produced which address these points, including re-assessment of the carried forward allocations, and an assessment of likely effects and cumulative impacts</p> <p>For every site put forward for development over the Local Plan review a SA assessment has been undertaken. Such SA Assessments have been used</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>sufficient detail or with links to appropriate evidence</p> <ul style="list-style-type: none"> • Inadequate explanation of the selection and rejection of the alternatives, in particular the preferred allocations and unallocated sites • The findings of the consultation on the Scoping Report and Initial Site Assessments 2017 have not been included in the SA. It is not known how the responses have been taken into account in the development of the Local Plan or SA. • The assessment of cumulative impacts is completely inadequate • Mitigation measures have not been suitably identified within the SA • There are no conclusions within the SA report or explanation of future stages. <p>Paragraph 018 of the National Planning Practice Guidance sets out how the SA should assess alternatives and identify likely significant effects. The SA has failed to carry out the assessment according to the regulations and guidance above, particularly in respect of the following:</p> <ul style="list-style-type: none"> • Lack of appropriate discussion on how the options were selected. • Inadequate prediction and evaluation of the effects of the preferred allocations and reasonable alternatives • Failure to link to the appropriate evidence to support the decisions taken 	<p>throughout the site allocation process, alongside the SHELAA assessments and evidence base documents. In this regard, alternative sites have been thoroughly considered and made available at consultation stages, in which the District Council has welcomed public engagement and feedback as to the suitability of such SA assessments.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<ul style="list-style-type: none"> • Failure to provide an outline of the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred allocations in the light of the alternatives • Failure to identify potential mitigation measures • Failure to provide conclusions on the overall sustainability of the different alternatives • Failure to show how the SA has informed the Local Plan. <p>This representation is written in support of an increase in the objectively assessed need for the district and the proposed allocation of SCLP12.58 as well as the addition of the adjacent land parcel. The representation demonstrates that the site is suitable, deliverable and available for residential development.</p>	
70	Moss, Mary		Moved here for countryside not to be in a town the roads can't cope.	Objection dealt with under Local Plan policy.
71	Potter, Mark		The sustainability appraisal is rubbish! Please explain how the destruction of prime farm land to make way for hundreds of thousands of annual HGV movements and hundreds of tons of pollution in a rural community has a positive impact?!	The SA assessment for Innocence Farm has recorded a negative impact for criterion 8 regarding the loss of grade 2 agricultural land.
72	Potter, Samantha		We do not have the infrastructure, to support these plans. The lorry site is on the wrong side of the A14. The A14 is not suitable to hold the additional traffic this lorry park & additional housing will bring.	Objection dealt with under Local Plan policy.

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			Green belt/arable land is being used. Noise & light & pollution will greatly affect local communities for miles around. There are already waiting lists for dentists, doctors appointments are hard to get. We don't have enough resources as it is!	
73	Rogowski, Rick		Infrastructure cannot take/accept this additional burden on the local area ie. Traffic, additional pollution etc	Objection dealt with under Local Plan policy.
74	scott, elaine		Total annulation of greenbelt agricultural land for houses. No thought for health of villages of TS Mary, TS Martin & Kirton with regard to pollution if houses + Innocence farm built.	Objection dealt with under Local Plan policy.
75	Scowen, Clare		To the lorry park 200 yards from Trimley St Martin Primary School. Safety to the children walking to school. Congestion at a school that all ready has parking and safety concerns as there is no crossing patrol to cross a bottle neck road for the school children. The children walk alongside the lorry park site over the footbridge to Old Kirton Road. (Innocence Farm) 10 football pitches wide – by 17 along	Objection dealt with under Local Plan policy.
76	Smith, Barry		Seems to me that Trinity College is backhanding SCDC to get this development through at any cost!	Objection dealt with under Local Plan policy.
77	Smith, Roy		AFFECT ON ENVIRONMENT INFRASTRUCTURE SCHOOLING POLICING/EMERGENCY SERVICES DOCTORS/DENTIST	Objection dealt with under Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			WATER/SEWAGE POLLUTION LIGHT POLLUTION TRAFFIC CARE FOR ELDERLY	
78	Smith, Cheryl		AFFECT ON ENVIRONMENT INFRASTRUCTURE SCHOOLING POLICING/EMERGENCY SERVICES DOCTORS/DENTISTS WATER/SEWAGE WATER TABLE :- HARD SURFACE RESTRICTING TABLE POLLUTION LIGHT POLLUTION TRAFFIC CARE FOR THE ELDERLY	Objection dealt with under Local Plan policy.
79	Stannard, Teresa		There is no justification for any of the planned developments. It is not in the local area's interests to build this amount of houses or a massive warehousing project. There are other far more suitable, brown field, sites available. There are no plans to improve the local infrastructure so this would be disastrous. The area has more than its minimum requirement of new builds already.	Objection dealt with under Local Plan policy.

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			The noise, light pollution & air pollution is not in the area's best interests.	
8	Trinity College, Cambridge (Bidwells) (Sir/Madam)	Trinity College, Cambridge (Bidwells)	<p>Trinity College, Cambridge consider that the preferred option, as set out in Policy SCLP12.3, correctly recognises the need for a scale of development (as proposed) that will enable comprehensive development of the area to the north of Felixstowe, whilst providing green infrastructure and providing an appropriate transition to the countryside and AONB beyond.</p> <ul style="list-style-type: none"> ● We support the significant positive impacts anticipated to arise as a result of the development against objectives 2 and 3 related to meeting the housing requirements of the whole community, and improving the health of the population overall and reducing health inequalities respectively. ● Positive effects against objectives 1, 4, 5, 12, 16 and 18 are also welcomed, although we contend that significant positive impacts should be identified against objectives 1 and 16. <p>- Objective 1 is focused on reducing poverty and social exclusion. North Felixstowe Garden Neighbourhood will provide a significant element of leisure led development, community facilities, and employment land alongside residential development that will generate new jobs in the area, which could help reduce poverty.</p>	<p>The SA assessment for SCLP12.3 has been amended and the point made in the related comment addressed.</p> <p>It is agreed that the mixed use nature of the site allocation with employment and community uses planned for will help to reduce local poverty and social exclusion, and achieve sustainable levels of prosperity and growth, which have subsequently resulted in a positive scores.</p>

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			<p>- Objective 16 seeks to achieve sustainable levels of prosperity and growth throughout the plan area. North Felixstowe Garden Neighbourhood will provide significant new employment generating uses which will generate new jobs in the area and support the local economy.</p> <ul style="list-style-type: none"> ● We note, and agree that the site would have a neutral effect on objectives 6, 7, 9, 10, 14, 17 and 19, but consider that there are positive impacts relating to objective 11. <p>- The vast majority of the site is located within the low probability flood risk area (Flood Zone 1), save for a very small element towards the north east of the site that is located within zones 2 and 3. As such this small area could be used to provide a sensitive landscape edge with no development. Directing development to areas of low flood risk (i.e. Flood Zone 1) is in accordance with national planning policy and should therefore be considered positive in sustainability terms. An appropriate flood risk management strategy would accompany the development to mitigate any impacts in line with both national and local planning policy.</p> <ul style="list-style-type: none"> ● It is acknowledged that development of this scale is likely to give rise to some minor negative impacts, but contest that the site offers substantial 	

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			opportunities for mitigation and enhancement to offset, minimise impacts and promote sustainable practices. Nonetheless, in respect of the SA's identified minor negative effects we note that this only relates to objective 8, given that an allocation will result in the loss of greenfield land across the site.	
80	Stevenson, Barbara		PLEASE DO NOT BUILD ON GREEN BELT. PLEASE DO NOT LET THE LUNGS OF OUR PENINSULA TO BE POLLUTED BY NOISE, LIGHT & FUMES. SCHOOLS, DOCTORS ETC? THE A14 CANNOT COPE AS IT IS WITHOUT SUBJECTING IT TO SO MUCH MORE HEAVY TRAFFIC. THINK ABOUT THE PEOPLE WHO ALREADY LIVE HERE AND AFFORD US CONSIDERATION!	Objection dealt with under Local Plan policy.
81	Tipple, Margaret		NOT NECESSARY - THIS IS A DEAD END	Objection dealt with under Local Plan policy.
82	Wade, Ruth		There are many other sites which are far more suitable for the purposes of a lorry park & warehousing than the site on Innocence Farm - & most importantly – on the other side of the Orwell Bridge- it is a totally ridiculous idea! The Felixstowe Peninsula cannot cope with any more traffic than it already has and our beautiful countryside & wildlife heritage should be preserved for future generations. There is not enough employment in the area to justify this many new	Objection dealt with under Local Plan policy.

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			homes & the infrastructure could not cope.	
83	Walmsley, Gillian		<p>The impact on the countryside and infrastructure has not been properly and robustly assessed.</p> <p>Light pollution will impact on many miles of surrounding area which also includes a Victorian observatory and the local Astronomy society Noise pollution from A14 is already excessive and will increase substantially if plans approved. Substantial increase in traffic on A14 & Orwell Bridge. When closed, traffic detours through Kirton & Bucklesham caused major risks to residential/children, pollution and noise. This will be made worse by the large housing development due to be built at BT Martlesham. Traffic from this will also cut through the lanes in Brightwell/Bucklesham.</p>	SA assessments have been undertaken for all sites put forward for development during the Local Plan Review. Objectives within such assessments consider the impact of development on pollution of water, air, soil and minerals. Objective 13 details the impact on designated sites providing habitats of biodiversity value, which predominantly align with the estuaries and consequently are highly likely to reflect dark skies void of light pollution and quiet rural areas thereby avoiding noise pollution.
84	White, Fay		I am objecting to all development on Howletts Way because there is already a major problem with traffic in the area already there isn't enough schooling in the area, a real lack of jobs and I don't want my children living in an industrial estate.	Objection dealt with under Local Plan policy.
85	Williams, Steve		SCLP12.61 Land off Howlett Way The loss of agricultural Grade 2 Land and the extra pressure on the infrastructure and services of small villages which are already @ capacity	Objection dealt with under Local Plan policy.
86	Williams, Steve		SCLP12.30 Innocence Farm Light/Noise/Traffic pollution, **** *. The way of life for existing Villages, Total Urbanisation. Additional use of A14 East of Orwell Bridge will lead to gridlock as it has already @ peak ***	Objection dealt with under Local Plan policy.

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87	Moulton, A & C		SCLP12.2 There is no infrastructure in place or planned to support the additional building plans or capability of the A14 to support the increase in Traffic. No GP Surgeries or dental practices – No schools available	Objection dealt with under Local Plan policy.
88	Webb, F & L		Object	Noted.
89	MacDonald-Fawcett, James		SCLP12.2 This development will destroy much required land , *** and severely impact on the local primary school. To continue with this plan would ensure physical + mental health problems for generations to come!	Objection dealt with under Local Plan policy.
9	Trinity College, Cambridge (Bidwells) (Sir/Madam)	Trinity College, Cambridge (Bidwells)	<ul style="list-style-type: none"> ● We support the significant positive impacts anticipated to arise as a result of the development against objectives 1 and 16 related to reducing poverty and social exclusion and to achieving sustainable levels of prosperity and growth throughout the Plan area respectively. <ul style="list-style-type: none"> – Development of the site will support the continued prominence of the Port of Felixstowe as a major employer in the Suffolk Coastal District. – The recognition in objective 16 of the support the site would provide throughout the Plan area, and indeed beyond into the wider sub-regional, regional and national economy. ● Positive scores against objectives 3, 4, 5 and 19 are also welcomed, although we contend that significant positive impacts should be identified against objectives 4, 5 and 19. <ul style="list-style-type: none"> – Objective 4 is focused on improving the quality of 	<p>The interim SA report provided initial appraisals of site and policy options. It was intended to help inform representations on the First Draft Local Plan.</p> <p>A revised and updated SA report has now been produced which includes further detail on mitigation options.</p>

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>where people live and work. Innocence Farm would provide a considerable new employment source supporting the Port of Felixstowe and would comprise modern logistics facilities. Indeed, the demand for portproximate logistics land has meant that temporarily relocating current occupiers to update existing sites has proven difficult. The new development would represent a significant modernisation and improvement to places that people work.</p> <ul style="list-style-type: none"> - Improving education and skills is the focus of objective 5 and the site would offer an exceptional vocational opportunity for a significant section of the population to develop their knowledge and skills. The expansion of the Port is fundamental to improving employment and skills in the East Suffolk economy and Innocence Farm would have a significant impact on the opportunities for local people. - Objective 19 is to ensure that digital infrastructure is available to meet the needs of current and future generations. The SA assessment recognises that the employment land is expected to include digital infrastructure but scores only a minor positive. The impact of the proposal on the regional economy cannot be understated and the importance of the Port of Felixstowe as a source of employment and economic growth ensures the effects of the investment at Innocence Farm would positively serve the district as a whole and indeed wider East Suffolk. 	

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<ul style="list-style-type: none"> ● We are in agreement that the site would be unlikely to impact on objectives 2, 6, 10, 17, but consider that there are positive impacts relating to objectives 11, 14 and 18 in respect of flood risk, the conservation of historic assets and archaeology and sustainable patterns of movement and transport. – The SA assessment correctly identifies that the site is located within Flood Zone 1 on the Environment Agency Flood Risk Maps for Planning in relation to objective 11. Despite being at low risk of flooding, the assessment concludes that the site would have no impact on this objective. Directing development to areas of low flood risk is in line with national planning policy and should be considered positive in sustainability terms. Appropriate flood risk management would accompany the development to mitigate the impact of hard-standing areas in line with national and local planning policy. – Trinity College Cambridge intend to prepare a suite of studies and reports to support an eventual planning application and an archaeological assessment would be included within that scope of evidence. Any findings of historic and archaeological significance would be appropriately conserved in line with national and local policy, giving rise to positive impacts against sustainability objective 14. – Development of the site will give rise to additional vehicle movements, but appropriate mitigation and improvements proportionate to the impact can be 	

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>explored in further detail in collaboration with the District and County Councils. A detailed transport assessment would be undertaken to support an eventual planning application, and this would inform any mitigation strategy required to address objective 18.</p> <ul style="list-style-type: none"> ● It is accepted that development of this scale is likely to give rise to some minor negative impacts but contend that the site offers substantial opportunities for mitigation and enhancement to minimise impacts and promote sustainable practices. <ul style="list-style-type: none"> – Although an increase in waste is anticipated, an appropriate strategy for the management of waste is achievable on the site through engagement with the District and County Councils. – The predominant indicators for objective 12, identified at page v to ix of the SA, are the risk of coastal or estuarine erosion and the protection of their special character and setting. Development of the site would not compromise the resilience of the coast to erosion due to its location several miles inland from the Port. Taking account of the location of the site, in relation to the Port of Felixstowe, the special character of this area differs substantially from that of other parts of the European Designated sites further along the coast and estuary. – In biodiversity terms, the site presents the opportunity to enhance the habitat offering in 	

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>this location in line with the aspirations of objective 13 of the SA. Currently the site is used for intensive agriculture which is relatively unsympathetic to biodiversity. Development of the site would be accompanied by substantial space afforded to ecological improvement.</p> <ul style="list-style-type: none"> ● We contest the significant negative impacts highlighted in the SA and consider that, whilst employment development of this nature and scale will inevitably result in some negative impacts, these will be minor once considered alongside the level of mitigation achievable on the site. <ul style="list-style-type: none"> – Objective 7 relates to air quality and the development will generate additional vehicular movements resulting in increased emissions. Of the alternative sites in the district, identified in the GDNS based on their size and shape to accommodate the logistical facilities required to support port activity, the site is amongst the most proximate to the Port. This reduces the travel distance of HGVs carry containers from vessels to logistic facilities and back, thereby minimising emissions. Differentiation should be made between sites closer to the Port such as this and alternatives much further away in terms of their air quality impact. An air quality assessment would be undertaken to support an eventual planning application, and this would inform an appropriate mitigation strategy, reducing the impact from significant to minor. 	

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
			<p>– The site comprises Grade 2 and 3 agricultural land which would be lost to development.</p> <p>Most of the alternative sites referenced above, similarly comprise Grade 3 or better agricultural land and it should be recognised that the site performs comparatively well in this respect.</p> <p>– Objective 15 seeks to conserve and enhance the quality and local distinctiveness of landscape and townscapes. It is accepted that there would be some impact on the landscape character, but extensive landscape mitigation, informed by detailed landscape assessment and evidence, would be effective at minimising this impact and providing wider opportunities for biodiversity and potentially recreation. As a large strategic scale site, space is available to deliver a high-quality landscape strategy and the site should therefore not be awarded a significant negative score in respect of this objective.</p>	
90	Lockwood, Trevor		Objection to Plan.	Noted.
91	Berry, Margaret		<p>SCLP12.30</p> <p>No to lorry park.</p> <p>No to warehousing.</p> <p>We don't want our wildlife to be sacrificial. We need and love our countryside.....children & thoseto enjoy SO THINK AGAIN</p>	Objection dealt with under Local Plan policy.
92, 93	Berry, Margaret		<p>SCLP12.61, SCLP12.62</p> <p>I say no to new houses.</p> <p>We don't want our wildlife to be sacrificial. We need and love our countryside.....children & those</p>	Objection dealt with under Local Plan policy.

Comment ID	Respondent Name	Respondent Organisation Name	Comment Summary	Council Response
		to enjoy SO THINK AGAIN	
94	Anonymous 2		SCLP12.30 Development of Innocence Farm is not needed. The port does not want it. There is no evidence for it.	Objection dealt with under Local Plan policy.
95	Anonymous 3		I OBJECT To being asked to comment on a Draft Local Plan that is inadequate in the way it has been formed with misleading details and information contained in it Does NOT prove a need for the housing stated it does not prove a need for more land for the Docks/PORT If developments were carried out it would no longer be the area portrayed in the Document	Objection dealt with under Local Plan.
96	Anonymous 7		Object	Noted.
97	Garrett, C A		SCLP12.30 Why there an absurd place to put a lorry park + warehousing, It should be on the other side of Orwell bridge, easing the amount of vehicles crossing the bridge.	Objection dealt with under Local Plan policy.
98, 99	Garrett, C A		SCLP12.61, SCLP12.62 A good proportion of building has already been finish. Already services (Dr, Dentist, Hospital & schools are already struggling to cope. If there's an accident or other problem on A14E We all suffer long jams of cars & Lorries.	Objection dealt with under Local Plan policy.