

Appropriate Assessment

for

Modifications to
Suffolk Coastal District Council
Core Strategy and Development Management
Policies

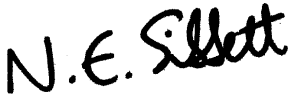

June 2013

Quality control

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Suffolk Coastal District Council
Core Strategy and Development Management Policies

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1 Introduction

1.1 The plan being assessed

- 1.1.1 The Suffolk Coastal District Council Core Strategy & Development Management Policies Development Plan Document was submitted to the Secretary of State on 8th May 2012, accompanied by an Appropriate Assessment¹. An Inspector was appointed to Examine the Document, and Hearings were held in October and November 2012. Further details of the examination process, including documents, are available on Suffolk District Council's website at <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/examination/> (accessed on 12th June 2013).
- 1.1.2 The Inspector's report on the Examination into the Core Strategy & Development Management Policies Development Plan Document was published on 6th June 2013. The Core Strategy & Development Management Policies Development Plan Document was found to be sound, subject to some Main Modifications. The inspectors report is also available within the website mentioned in the above paragraph.
- 1.1.3 The purpose of this report is to represent an addendum update to the Appropriate Assessment (November 2011) submitted for Examination along with the Core Strategy, with respect to the relevant modifications to the plan.

1.2 Appropriate Assessment requirement

- 1.2.1 Appropriate Assessment of the Development Plan Document is required under the Conservation of Habitats and Species Regulations 2010. These regulations superseded in April 2010 the previous Conservation (Natural Habitats &c.) Regulations 1994 as amended by the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The regulations are often abbreviated to, simply, the 'Habitats Regulations'. The 2010 Habitats Regulations consolidate the previous Regulations and amendments and in respect of land-use plans the Regulations are unchanged.
- 1.2.2 Regulation 102 states that
- (1) Where a land use plan—
 - (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
 - (b) is not directly connected with or necessary to the management of the site,the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's conservation objectives.
 - (2) The plan-making authority shall for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specify.
 - (3) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.
 - (4) In the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional spatial strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

¹ The Landscape Partnership (November 2011) *Appropriate Assessment for Suffolk Coastal District Council Core Strategy and Development Management Policies*

(5) A plan-making authority must provide such information as the appropriate authority may reasonably require for the purposes of the discharge of the obligations of the appropriate authority under this chapter.

(6) This regulation does not apply in relation to a site which is—

(a) a European site by reason of regulation 8(1)(c); or

(b) a European offshore marine site by reason of regulation 15(c) of the 2007 Regulations (site protected in accordance with Article 5(4) of the Habitats Directive

1.2.3 The plan-making authority, as defined under the Regulations, is Suffolk Coastal District Council and the appropriate nature conservation body is Natural England.

1.2.4 The Appropriate Assessment in this report is carried out on behalf of Suffolk Coastal District Council to allow them to decide whether to give effect to the plan under Regulation 102. This Appropriate Assessment focuses on assessing impact of the Main Modifications and additional updates and amendments, with the November 2011 Appropriate Assessment of the submitted Core Strategy & Development Management Policies Development Plan Document remaining valid.

1.3 Appropriate Assessment process

1.3.1 The process to complete the Appropriate Assessment involves a number of steps.

Likely significant effect

1.3.2 The Council, in consultation with Natural England should decide whether or not the plan is likely to have a significant effect on any European site. This is a 'coarse filter' and any effect, large or small, positive or negative, should be considered.

Connected to management of the site

1.3.3 The Council should decide whether the plan is connected to the nature conservation management of the European sites. Invariably, for this type of plan, this is not the case.

Screening

1.3.4 The combination of decisions on likely significant effect and connections to management is often called 'screening'. If the plan is likely to have a significant effect, and is not connected to the management of the site, an Appropriate Assessment is required.

Scoping

1.3.5 The whole plan must be assessed, but a 'scoping' exercise helps decide which parts of the plan have the significant effects and therefore where assessment should be prioritised. Natural England is an important consultee in this process. The implementation of both screening and scoping process is described in Section 3 below.

Consultations

1.3.6 Natural England is a statutory consultee. The public may also be consulted if it is considered appropriate, for example if the assessment is likely to result in significant changes to the plan.

Iterations and revision

1.3.7 The process is iterative; the conclusions of an initial assessment may result in changes to the plan, and so a revision of the assessment would be required. If the revised assessment suggests further plan changes, the iteration will continue.

1.3.8 It is normally expected that iterative revisions will continue until it can be ascertained that the plan will not have an adverse affect on the integrity of any European site. The November 2011 Appropriate Assessment was revised iteratively, and this report is expected to be the final iteration, following on from the Core Strategy modifications resulting from the formal Examination.

1.4 European sites

- 1.4.1 European sites, often known as Natura 2000 sites across Europe, are those legally registered as Special Protection Areas (for bird sites) and Special Areas of Conservation (for species except birds, and habitats). These are usually abbreviated as SPA and SAC respectively. Wetlands of International Importance, designated under the Ramsar Convention, are usually abbreviated as Ramsar sites.
- 1.4.2 Although the Appropriate Assessment process only legally applies to European sites, Government Policy in NPPF² is to apply the same protection to Ramsar sites.
- 1.4.3 As the Ramsar sites largely are similar to SPA and / or SAC designations, both geographically and ecologically, the assessment below for clarity does not always repeat Ramsar site names. The assessment does however consider Ramsar sites fully, and if an assessment would vary for a Ramsar site compared to the respective SPA / SAC, this would be identified.

1.5 Impacts in combination with other Land-use Plans

- 1.5.1 It is considered that the Main Modifications and additional updates and amendments are sufficiently small that there would be no effects in combination with other Land-use Plans.

² National Planning Policy Framework, 2012.

2 European sites potentially affected

2.1 Sites within the Core Strategy and Development Management Policies area

2.1.1 All European sites (including Ramsar sites) within the Core Strategy and Development Management Policies area, which is the whole Suffolk Coastal District, might potentially be affected.

2.1.2 The European sites wholly or partly within Suffolk Coastal District are

- Minsmere – Walberswick Ramsar site
- Minsmere-Walberswick Heaths and Marshes SAC
- Minsmere – Walberswick SPA
- Sandlings SPA
- Alde-Ore Estuary SPA
- Alde-Ore and Butley Estuaries SAC
- Alde-Ore Estuary Ramsar site
- Orfordness – Shingle Street SAC
- Staverton Park and the Thicks SAC
- Deben Estuary SPA
- Deben Estuary Ramsar site
- Stour and Orwell Estuaries Ramsar site
- Stour and Orwell Estuaries SPA

2.2 Sites outside the Core Strategy and Development Management Policies area

2.2.1 The scale of the Main Modifications and additional updates and amendments are such that European sites in neighbouring Districts/Boroughs are very unlikely to be potentially affected.

2.2.2 Sites with similar names largely overlap, for example the boundaries of Minsmere – Walberswick Ramsar site, Minsmere – Walberswick Heaths and Marshes SAC, and Minsmere – Walberswick SPA are largely the same. The European sites are composed of one or more Sites of Special Scientific Interest as shown in Table 1.

Table 1. Component SSSIs of each European site

European site name	Component Sites of Special Scientific Interest in Suffolk Coastal District or in adjacent Districts and potentially affected
Minsmere - Walberswick Ramsar site, Minsmere - Walberswick Heaths and Marshes SAC, Minsmere – Walberswick SPA	Minsmere – Walberswick Heaths and Marshes SSSI
Sandlings SPA	Sandlings Forest SSSI Tunstall Common SSSI Blaxhall Heath SSSI Snape Warren SSSI Sutton and Hollesley Heaths SSSI

	Leiston – Aldeburgh SSSI
Alde-Ore Estuary SPA, Alde-Ore and Butley Estuaries SAC, Alde-Ore Estuary Ramsar site, Orfordness – Shingle Street SAC	Alde-Ore Estuary SSSI
Staverton Park and the Thicks SAC	Staverton Park and the Thicks SSSI
Deben Estuary SPA, Deben Estuary Ramsar site	Deben Estuary SSSI
Stour and Orwell Estuaries SPA, Stour and Orwell Estuaries Ramsar site	Stour Estuary SSSI Orwell Estuary SSSI

2.2.3 The above European sites are shown on Figure 1 and information on their interest features is given in the November 2011 Appropriate Assessment.

2.3 Other relevant plans or projects affecting these sites

2.3.1 In addition to a potential effect arising from the Main Modifications and additional updates and amendments to the Suffolk Coastal District Council Core Strategy and Development Management Policies, the European sites are also affected by a number of plans or projects, including the Local Plan documents of neighbouring Local Authorities, existing developments and proposed developments, management carried out by land managers with the consent of Natural England, third party effects such as recreation, etc.

2.3.2 In the context of this Appropriate Assessment, the most relevant other plans or projects to be considered are

- The Ipswich Borough Council Core Strategy and Policies

3 Appropriate Assessment

3.1 Likely significant effect

- 3.1.1 A Screening and Scoping exercise is included in this report. All Main Modifications are listed in Appendix 1, which each assessed for likely significant effect.
- 3.1.2 Forty-four of the fifty-four Main Modifications are identified in Appendix 1 as having no likely significant effect upon any European site. None of the additional updates and amendments were identified as having a likely significant effect on any European site; these updates and amendments were generally consequential on the Modifications, situational updates and/or included explanations of the process of completing the Development Plan Document.
- 3.1.3 The remaining ten Main Modifications are assessed in more detail below.

3.2 Main Modification 2 – New Model Policy

- 3.2.1 Main Modification 2 introduces a new policy into the Development Plan Document, which is a standard policy from the National Planning Policy Framework. The presumption in favour of sustainable development, introduced by this policy, remains subject to policies protecting nature conservation interests and does not override the statutory requirement for an Appropriate Assessment for developments having a significant effect upon European sites.
- 3.2.2 Main Modification 2 therefore has no adverse affect upon the integrity of any European site.

3.3 Main Modifications 3, 4, 5, & 6

- 3.3.1 Main Modifications 3, 4, 5 & 6 increase the housing allocation over the plan period from 2010 – 2027, from 7,590 dwellings to at least 7,900 dwellings. There are no new strategic sites, or modifications to strategic sites, but the increased housing is expected to come from an increase in 'windfall' sites. Windfall sites are likely to include small scale infill, conversions, or redevelopment of sites at a higher density; or by means of other small scale community led schemes for example new Community Right to Build or other rural exception provision. There is a possibility that sites may be identified at a later Site Specific Allocation stage
- 3.3.2 The Main Modifications also refer to a proposed review of the Core Strategy to address a calculated housing need of 11,000 dwellings within the Plan period.
- 3.3.3 An increase from 7,590 dwellings to 7,900 dwellings is an increase in 310 dwellings. Using the estimate of 1.57 'new' people in the District per new dwelling, as used in the November 2011 Appropriate Assessment, there would be an increase in population size of 487 people. This is an approximate 1.8% increase in the population size compared to an increase of 26,682 people in Ipswich Borough and Suffolk Coastal District over the plan period identified in the November 2011 Appropriate Assessment. Any development in the proximity of any European site would need its own Appropriate Assessment. It is considered that the mitigation proposed in the November 2011 Appropriate Assessment Mitigation for all proposed housing in Ipswich Borough and Suffolk Coastal District, and included within the Core Strategy and Development Management Policies Development Plan Document, is sufficiently robust to mitigate from this small increase in dwellings. This mitigation is summarised in the table below.

Impact	Mitigation	Strategic allocation east of Ipswich	Strategic allocation at Felixstowe	all proposed housing in Suffolk Coastal and Ipswich
New large-scale usage of European sites as convenient local greenspace for routine use, causing harm to features of European interest.	1km separation of strategic allocations from European sites thus preventing regular walks from home to the sites Improvements to convenient local greenspace for routine use thus reducing the demand for visits to European sites.	✓	✓	
New large-scale increase in car-borne trips for recreation on European sites causing harm to features of European interest; primarily for sites with car parking within 8km.	Improvements to convenient local greenspace for routine use thus reducing the demand for visits to European sites.	✓	✓	
	The provision of a new Country Park (or similar high quality provision) to provide an alternative attraction for recreational activity for residents of existing and proposed new dwellings. This new Country Park will be attractive to dog walkers and others and include adequate provision for car parking, visitor facilities, dog bins, dogs off leads areas etc	✓	✓	✓
Harm to features on European sites (such as trampling, disturbance to birds etc) from a residual increase of visitors to the proportion of European sites sensitive to a small increase in visitor numbers.	The provision of wardening and visitor management measures, guided by a visitor management plan, to manage and monitor recreational access and birds on designated sites. The designated sites include the Deben Estuary SPA/Ramsar and Sandlings SPA. These measures would be co-ordinated across the Coast & Heaths Area, and are likely to require a capital works programme, and on-site wardening	✓	✓	✓

3.3.13 Superficially, the Main Modifications use of the term 'at least 7,900' dwellings sets no cap on the number of dwellings. In theory, this does not preclude the 11,000 dwellings needed, or even a greater number. However, the proposed review in 2015 of the Core Strategy provides a safeguard that if new dwellings are permitted at a faster rate than the minimum, the review will be completed in sufficient time to provide an upper limit to the number of dwellings before the end of the current plan period.

3.3.14 Main Modifications 3, 4, 5 & 6 therefore have no adverse affect upon the integrity of any European site.

3.4 Main Modification 22 – Eastern Ipswich Plan Area

- 3.4.1 The Main Modification to Policy SP20 regarding the Eastern Ipswich Plan area with respect to European sites includes great emphasis on the Appropriate Assessment process, and implementation of mitigation as required within the November 2011 Appropriate Assessment. This Main Modification strengthens the emphasis on protecting European sites from harm, and so has a beneficial effect. The Main Modification has no adverse affect upon the integrity of any European site.

3.5 Main Modification 23 – Felixstowe with Walton and the Trimley Villages

- 3.5.1 The Main Modification to Policy SP21 regarding the Felixstowe with Walton and the Trimley Villages area with respect to European sites includes emphasis on the implementation of mitigation as required within the November 2011 Appropriate Assessment. This Main Modification strengthens the emphasis on protecting European sites from harm, and so has a beneficial effect. The Main Modification has no adverse affect upon the integrity of any European site.

3.6 Main Modification 25 – Leiston / Sizewell

- 3.6.1 The scale of new housing will be re-assessed as part of the Core Strategy planned review by 2015, which could result in an increase in housing. However, the review will require its own Appropriate Assessment. The Modification in itself will not result in any changes to housing numbers and has no adverse affect upon the integrity of any European site.

3.7 Main Modification 47 – policy DM27

- 3.7.1 Policy DM27 'Biodiversity and geodiversity' is clarified with respect to European sites, and the statutory provisions for their protection from harmful development. There is also modified introductory text. The Modification clearly shows that European sites may not be harmed by development and therefore has no adverse affect upon the integrity of any European site.

3.8 Main Modification 52 – Summary of key infrastructure requirements

- 3.8.1 The summary of key infrastructure requirements added by this Modification emphasises the need to provide sufficient open space to mitigate recreational impacts on European sites, but adds no additional development proposals.

4 Conclusions of the Appropriate Assessment

4.1 Likely significant effect

- 4.1.1 Forty-four of the fifty-four Main Modifications are identified (Appendix 1) as having no likely significant effect upon any European site. None of the additional updates and amendments were identified as having a likely significant effect on any European site.

4.2 Individually assessed Main Modifications

- 4.2.1 The assessment in Section 3 above showed that there was no adverse affect upon the integrity of any European sites for individually assessed Main Modifications. Some of the Main Modifications clarified and/or strengthened the protection given to European sites.

4.3 All other additional updates and amendments

- 4.3.1 None of the additional updates and amendments were identified as having a likely significant effect on any European site; these updates and amendments were generally consequential on the Modifications, situational updates and/or included explanations of the process of completing the Development Plan Document.

4.4 Interactions between policies in this plan

- 4.4.1 Main Modifications have initially been assessed individually. It is potentially possible that they may interact, and a combination of Main Modifications may have a greater effect than separately. Interactions between Main Modifications have been fully considered and no further assessment or changes to conclusions are required.

4.5 In combination with plans from others

- 4.5.1 It is considered that one plan may have an effect in combination, which is the Ipswich Borough Core Strategy and Policies. However, the scale and character of the Main Modifications are small and all the above conclusions take into account any in combination effects. No other plans are considered to have an effect in combination.

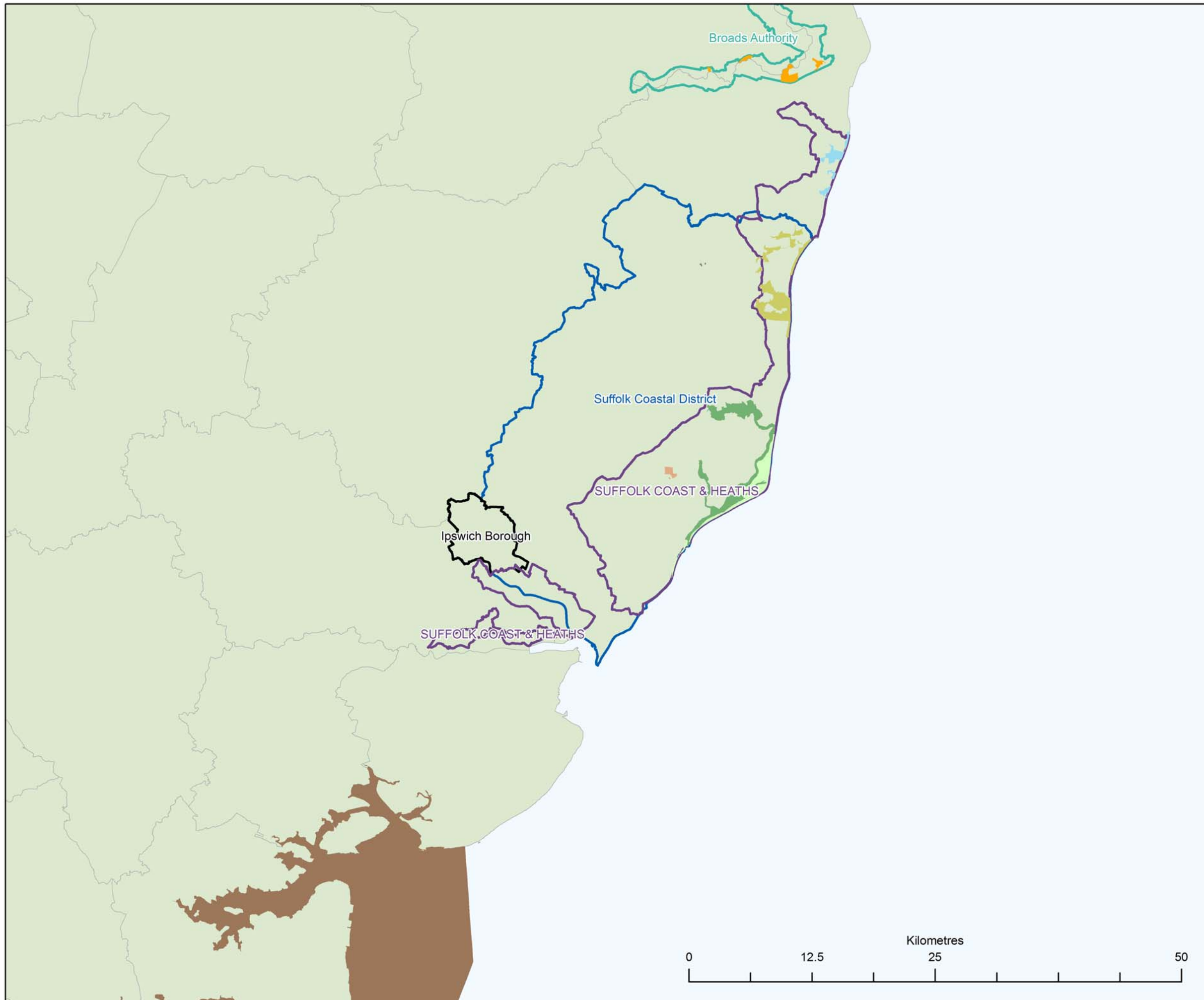
4.6 Final conclusion

- 4.6.1 It is concluded there would be no adverse effect on any European site arising from the modifications to the Suffolk Coastal District Council Core Strategy & Development Management Policies Development Plan Document, following an Examination in Public and the Inspector's report dated 6th June 2013.

4.7 Limitations to the assessment

- 4.7.1 There are no limitations to this assessment in addition to those given in the November 2011 Appropriate Assessment.

Figure 1



Key

SAC name:

- Alde-Ore and Butley Estuaries
- Benacre to Easton Bavents Lagoons
- Dew's Ponds
- Essex Estuaries
- Minsmere to Walberswick Heath and Marshes
- Orfordness-Shingle Street
- Staverton Park and The Thicks Wantisden
- The Broads

'Other' boundaries:

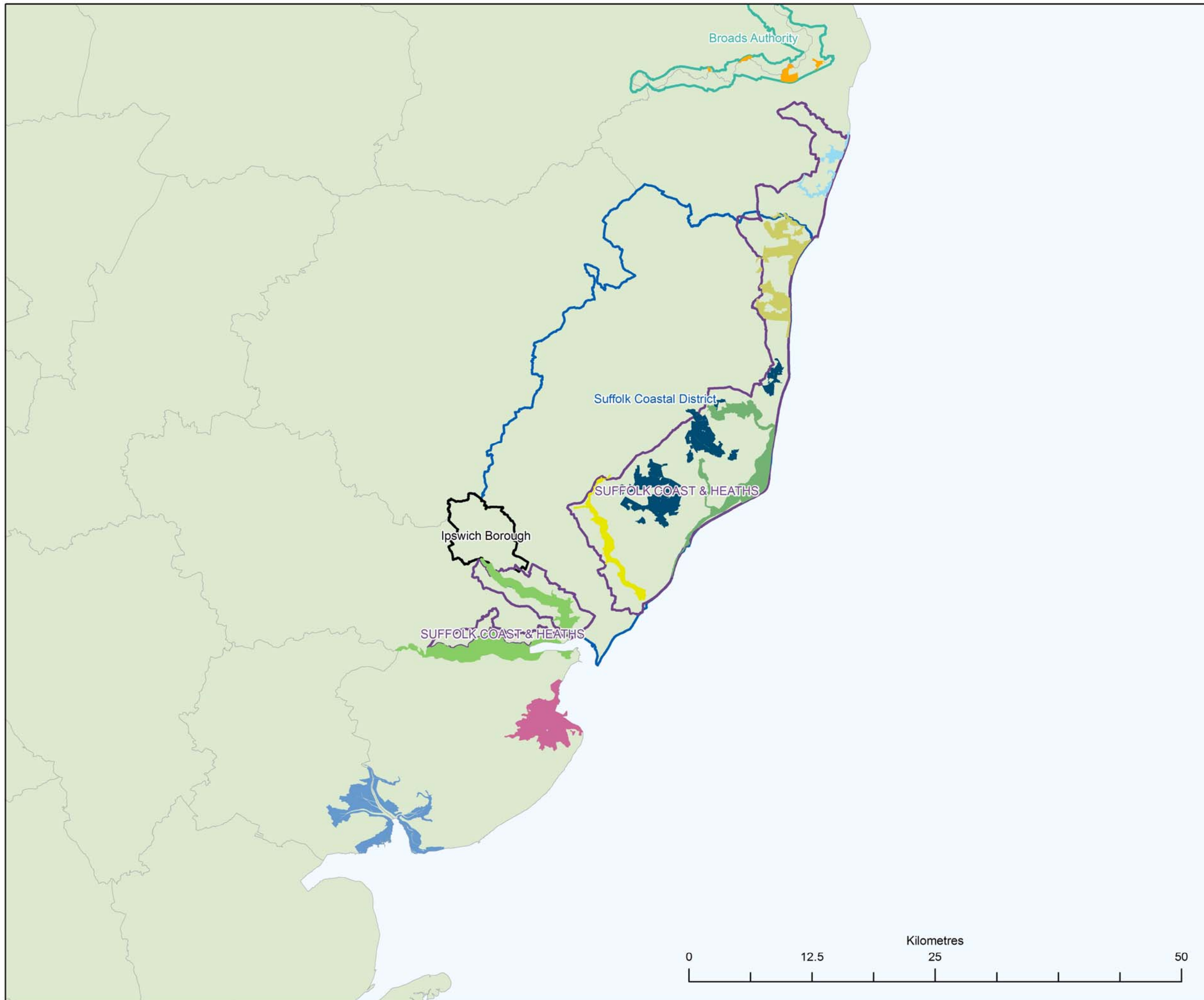
- Ipswich Borough
- Suffolk Coastal
- Broads Authority
- SCH AONB

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Figure 1a

SAC in the study area
June 2009





Key

SPA name:

- Alde-Ore Estuary
- Benacre to Easton Bavents
- Colne Estuary
- Mid Essex Coast Phase 2
- Deben Estuary
- Minsmere/Walberswick
- Hamford Water
- Sandlings
- Stour and Orwell Estuaries
- Broadland

'Other' boundaries:

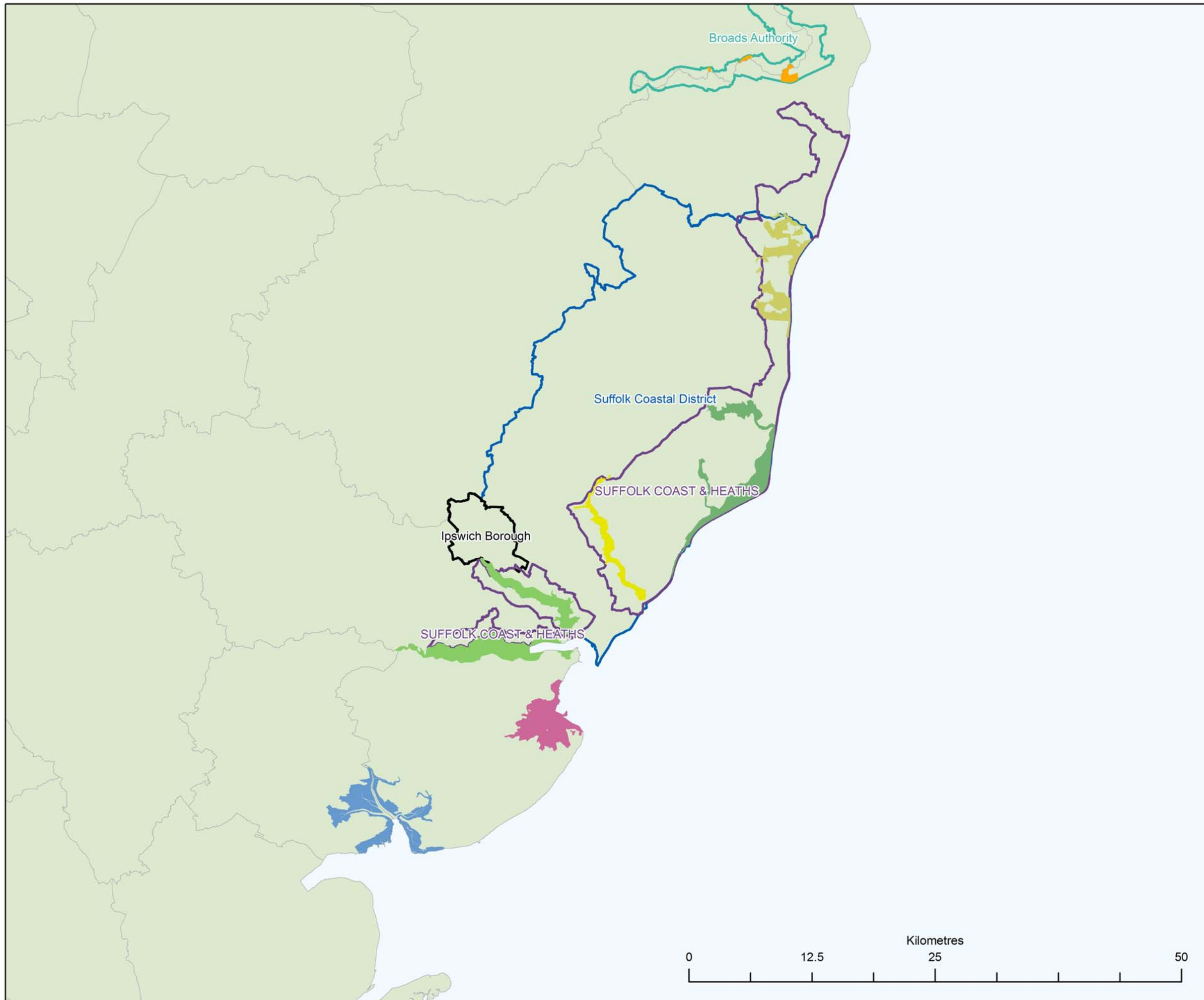
- Ipswich Borough
- Suffolk Coastal
- Broads Authority
- SCH AONB

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Figure 1b

SPA in the study area
June 2009





Key

RAMSAR name:

- Alde-Ore Estuary
- Colne Estuary
- Mid Essex Coast Phase 2
- Deben Estuary
- Minsmere/Walberswick
- Hamford Water
- Stour and Orwell Estuaries
- Broadland

'Other' boundaries:

- Ipswich Borough
- Suffolk Coastal
- Broads Authority
- SCH AONB

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Figure 1c

RAMSAR in the study area

June 2009



Appendix 1

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM1	24	Policy SP1	<p><i>Amend bullet point (e) to: "(e) give priority to re-using previously developed land and buildings; in and around built-up areas; including where appropriate former agricultural complexes, where possible ahead of Greenfield sites;"</i></p> <p><i>And Add Footnote: "<u>Footnote: 'Built-up areas' in this context means settlements with physical limits boundaries.</u>"</i></p>	The modification is not likely to have a significant effect upon any European site.
MM2	24	New Model Policy	<i>Amend to add the 'Model Policy'. See Annex C for the wording of the NPPF Model Policy, which is proposed to be inserted after Policy SP1 Sustainable Development.</i>	The presumption in favour of sustainable development remains subject to policies protecting nature conservation interests and so there would result in no loss of protection of European sites from harmful development.
MM3	24 - 27	Paragraphs 3.19 – 3.35	<i>See Annex D of the Inspector's report for the replacement text and table for Paragraphs 3.19 – 3.35 and the accompanying tables</i>	The proposed review of the Core Strategy, to include future housing numbers, does not alter the current Core Strategy housing allocation. Any future review will need to undergo its own appropriate assessment. It is possible that larger windfall sites might arise within the proximity of European sites, but these too would be subject to appropriate assessment. No new strategic sites are proposed.
MM4	27	Policy SP2	<i>See Annex E for the modifications to Policy SP2</i>	There is a small increase in the total number of dwellings proposed over the plan period, from 7590 to 7900 based on more windfall sites coming forward. This is considered a small increase; development in the proximity of European sites would require to be assessed individually.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM5	28	Table 3.2	<i>See Annex F for the modifications to Table 3.2</i>	There is a small increase in the total number of dwellings proposed over the plan period, from 7590 to 7900 based on more windfall sites coming forward. This is considered a small increase; development in the proximity of European sites would require to be assessed individually.
MM6	29	Table 3.3	<i>See Annex G for the modifications to Table 3.3</i>	Modifications are related to Modifications MM4 and MM5.
MM7	33	Paragraphs 3.56 - 3.61	<i>See Annex I for modifications to Paragraphs 3.56 – 3.61</i>	The modification is not likely to have a significant effect upon any European site.
MM8	33	Policy SP4	<i>See Annex J for modifications to Policy SP4</i>	The modification is not likely to have a significant effect upon any European site.
MM9	38	Policy SP8	<p><i>Amend Bullet points d and e:</i></p> <p>"d. The Heritage Coast. The environment is of national significance and the only development to be permitted will be <u>as such, development will be acceptable for conversions of existing individual buildings</u> conversions to tourist accommodation <u>where there is</u> to a high standard of design;"</p> <p>"e. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Development <u>in the form of</u> will be restricted to conversions, and improvements/minor extensions to existing facilities <u>and small scale new development in unexposed areas will be acceptable</u> within sustainable surroundings <u>locations</u> where landscape assessment shows these could be accommodated with no adverse impact;"</p>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM10	39	Paragraph 3.92	<p><i>Amend paragraph to:</i></p> <p>"In addition, the population is served by substantial out of town <u>out-of-centre</u> retail stores and centres <u>areas</u> at Martlesham (<u>centred around the retail park at Beardmore Park</u>) and Purdis Farm. The fFurther development at these centres <u>areas</u> will be resisted where it would compete to the detriment of the viability of the <u>district's</u> market towns <u>and other identified neighbouring retail centres.</u>"</p>	The modification is not likely to have a significant effect upon any European site.
MM11	40	Policy SP9	<p><i>Delete second bullet point, add list of district centres as additional paragraph below list, and add reference to Neighbourhood Plans to end of policy:</i></p> <p>"Martlesham Retail Park; and"</p> <p><u>"District Centres include:</u> <u>Cavendish Park, Felixstowe,</u> <u>Ropes Drive West, Kesgrave,</u> <u>The Square, Martlesham Heath,</u> <u>High Street, Walton (Felixstowe),</u> <u>The Hill, Wickham Market,</u> <u>Broadlands Way, Rushmere St Andrew,</u> <u>and</u> <u>Sycamore Drive, Rendlesham.</u>"</p> <p><i>".....or Area Action Plans <u>or Neighbourhood Plans.</u>"</i></p>	The modification is not likely to have a significant effect upon any European site.
MM12	42	Paragraph 3.107	<i>See Annex K for amendments to paragraph 3.107</i>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM13	44	Policy SP11	<p><i>Amend third Paragraph:</i></p> <p>"Where services and facilities are to be provided by means of developer contributions in association with new developments their timely provision with <u>will</u> be secured by means of conditions, or legal agreements. <u>and/or through the Community Infrastructure Levy (CIL) (once a charging schedule has been adopted)</u>."</p>	The modification is not likely to have a significant effect upon any European site.
MM14	45	Paragraphs 3.121 - 3.123	<p><i>Amend to</i></p> <p>3.121 "The Government determined <u>has confirmed in publishing the National Policy Statements EN-1 and EN6</u> that new nuclear...."</p> <p>3.122 "The role....i.e. the planning inquiries <u>Examination</u> into new..."</p> <p>3.123 "Sizewell is one.....it would be submitted to the Infrastructure Planning Commission <u>Planning Inspectorate</u> (or its successor body) under the Planning Act 2008; <u>with any decision being taken by the Secretary of State</u>. The Council.....It is therefore appropriate for this Core Strategy to consider the local issues <u>(that would, for example, inform the Local Impact Report)</u> and how these issues should be assessed....."</p>	The modification is not likely to have a significant effect upon any European site. The Council does not have the authority to determine a planning application for a new Nuclear Power Station.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM15	46	Policy SP13	<p><i>Amend to</i> "While recognizing that there will be disbenefits, were development to take place, the Council has the opportunity to exploit <u>maximise</u> the potential benefits, notably <u>in respect of</u> :-</p> <p>(p) The long term implications for housing provision, both temporary (perhaps with opportunities to become available for local purchase – the "Olympic Village model) – and permanent; and</p> <p>(q) To ensure that The benefits (including financial contributions) <u>to be made</u> are enjoyed by <u>available to</u> local communities."</p>	The modification is not likely to have a significant effect upon any European site. The Council does not have the authority to determine a planning application for a new Nuclear Power Station
MM16	54	Policy SP17	<p><i>Add additional sentence to end of policy</i></p> <p>"....development proposals. <u>Developer contributions will be secured by means of conditions, legal agreements and/or through the Community Infrastructure Levy (CIL) (once a charging schedule has been adopted).</u>"</p>	The modification is not likely to have a significant effect upon any European site.
MM17	55	Policy SP18	<i>See Annex Y for modifications to SP18</i>	The modification is not likely to have a significant effect upon any European site.
MM18	59	Policy SP19	<i>See Annex L for the modifications to Policy SP19.</i>	The modification is related to housing allocations and similarly has no negative impact on European sites.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM19	64	Paragraph 4.09	<p><i>Replace paragraph "</i></p> <p><u>The southern part of the district borders the county town of Ipswich. The town is of regional importance and the largest centre in Suffolk, accounting for around 30% of all employment. The influence of Ipswich is not limited to the Ipswich Borough Council administrative boundary, but extends to adjoining parishes within neighbouring authorities and adds to the cumulative impact of development on the Orwell and Deben Estuaries, (a matter which both Ipswich and Suffolk Coastal have to consider in their Core Strategies). For planning purposes, the whole area is now referred to as the Eastern Ipswich Plan Area (EIPA)"</u></p> <p>The south-eastern part of the district borders the county town of Ipswich, a regional centre including a port. It represents the largest employment centre in Suffolk, accounting for around 30% of all employment, and is of regional significance. In the RSS, Ipswich and by implication the Ipswich Policy Area, is identified as one of the Key Centres for Development and Change. Collectively, the scales of growth proposed within it by the various local authorities affected including Suffolk Coastal, Ipswich, Babergh and Mid-Suffolk remain significant reflecting the functional cross-border relationships and the pull in particular that Ipswich exerts as a major employment and retail centre. The Ipswich Policy Area as a policy designation in the RSS will no longer exist, however that factual sphere of influence remains. Within Suffolk Coastal, this sphere of influence is also acknowledged to impact on all of the parishes which abut the Ipswich Borough boundary. For planning purposes, the whole area is now referred to as the Eastern Ipswich Plan Area."</p>	The modification is not likely to have a significant effect upon any European site.

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MM20	64	4.11	<i>Add reference to Foxhall and amend last sentence</i> ...employment location. <u>This area also contains Foxhall Tip. A restoration condition attached to the landfill operations at the tip will see its ultimate transformation to a country park.</u> Closer to..."	The modification is not likely to have a significant effect upon any European site.
MM21	64	Paragraph 4.13	<i>Amend</i> "Beyond this main urban core, the EIPA contains a variety of smaller settlements, and open countryside., <u>and European designations along the estuaries.</u> These <u>smaller settlements</u> are identified....."	The modification is not likely to have a significant effect upon any European site.
MM22	68	SP20	<i>See Annex Q for the modifications to SP20.</i>	Modifications to SP20 are based on the Core Strategy Appropriate Assessment, and clarify that further project-level appropriate assessments are needed for developments in the Martlesham, Newbourne and Waldringfield Area Action Plan Area. It clarifies that the mitigation measures in the Core Strategy Appropriate Assessment will be carried out and therefore has a protective effect upon European sites.
MM23	72	SP21	<i>See Annex R for the modifications to SP21.</i>	Modifications to SP21 are based on the Core Strategy Appropriate Assessment. The modifications clarify that that the mitigation measures in the Core Strategy Appropriate Assessment will be carried out and therefore have a protective effect upon European sites. The modification has no negative impact on European sites

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MM24	74	Policy SP22	<p><i>Amend last two sentences of first paragraph of policy:</i></p> <p>"...community. There will not be a need to allocate land for housing. Therefore, n New development <u>is anticipated to</u> will occur through the development of previously developed land including infilling."</p> <p><i>Amend last paragraph of policy:</i></p> <p>"Given the constraints, Aldeburgh is not considered at this stage as one suitable to accommodate housing to meet the strategic needs of the district. Development will, therefore, <u>is anticipated to</u> occur <u>within the defined physical limits or in accordance with other</u> policies in the Core Strategy. Opportunities on previously developed land are minimal."</p>	The modification is not likely to have a significant effect upon any European site.
MM25	76	Paragraph 4.65	<p><i>Amend 4th sentence</i></p> <p>"The scale of new housing development will be re-assessed as part of the planned review <u>of the Core Strategy commencing by 2015</u>, having regard in particular to potential new employment opportunities associated with Sizewell.</p> <p><i>Amend last sentence of <u>Sizewell</u> paragraph to</i></p> <p>"...In particular, the Council is keen to ensure that should a new nuclear facility be provided at Sizewell, that it should bring with it a long term beneficial legacy for local people and the local economy not least in the form of housing and leisure facilities <u>benefits for local people and the local economy</u>"</p>	The proposed review does not alter the current Core Strategy housing allocation. Any future review will need to undergo its own appropriate assessment.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM26	76	Policy SP24	<p><i>Amend third paragraph to:</i> "The unique circumstances of nuclear safeguarding limit <u>will influence</u> the future expansion of the town.</p> <p>Opportunities exist, however , for development within the physical limits of the town on previously developed land and also in part of Greenfield sites on the edge of the town.</p> <p>These will be considered as part of the Area Action Plan."</p>	The modification is not likely to have a significant effect upon any European site.
MM27	77	Policy SP25	<p><i>Amend bullet point (b)</i></p> <p>"(b) enable limited <u>appropriate</u> new development in the form of new housing provision, with priority being given to affordable housing to meet local needs and in support of new employment opportunities;"</p> <p><i>Delete last paragraph</i></p> <p><i>"An Area Action Plan will be prepared in association with Leiston."</i></p>	The modification is not likely to have a significant effect upon any European site.
MM28	78-79	Policy SP26	<p><i>Amend bullet point (b)</i></p> <p>"(b) experiences limited <u>appropriate</u> growth on a range of sites across the town;"</p> <p><i>Amend penultimate paragraph beneath bullet point list:</i></p> <p>"Further significant peripheral expansion of Woodbridge (and Melton) would be possible without a significant change in its character, or without key thresholds being breached. Although the supply of previously developed land is minimal, the preferred strategy for the future development of the town for the plan period is one of constraint <u>expansion of Woodbridge (and Melton) will be sympathetically considered having regard to the local character and key physical thresholds.</u>"</p>	The modification is not likely to have a significant effect upon any European site.

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			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM29	80	Policy SP27	<p><i>Amend bullet point (b)</i></p> <p>"Permit housing development within defined physical limits only, or where there is a proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. An exception may be made in respect of affordable housing in accordance with policy DM1;"</p>	The modification is not likely to have a significant effect upon any European site.
MM30	82	Policy SP29	<p><i>Amend both paragraphs:</i></p> <p>"The countryside <u>comprises</u> will be protected for its own sake. <u>an important economic, social and environmental asset within the district which it is important to sustain.</u></p> <p>The strategy in respect of new development outside the physical limits of those settlements defined as Major Centres, Towns, Key and Service Centres, Local Service Centres or in accordance with SP28 is that it will only be permitted in exceptional circumstances. <u>be limited to that which of necessity requires to be located there and accords with other relevant policies within the Core Strategy (e.g. SP7 or DM13); or would otherwise accord with the special circumstances outlined in paragraph 55 of National Planning Policy Framework.</u> Such circumstances are identified in specific Strategic Policies and Development Management Policies."</p>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM31	87	Paragraphs 5.11 and 5.12	<p><i>Amend to read:</i></p> <p>"5.11 The District Council commissioned a Local Housing Assessment, completed in July 2006, which identified the affordable housing need of the district as 24% of all new homes. Policies SP1, SP19, DM1 and SM2 provide the framework within which to provide the estimated 1,820 1,896 affordable homes required over the period 2010 to 2027. The breakdown of these homes will be :</p> <ul style="list-style-type: none"> • 75% affordable rent; and • 25% other affordable; <p>Policy DM2 sets out how this can be achieved.</p> <p>5.12 Based on the proportions arising from the survey, the following targets will be set for affordable housing provision over the next 5 years (figures have been rounded) <u>plan period 2010 to 2027</u></p> <ol style="list-style-type: none"> 1. 440 social units (19% of 2335) 2. 120 intermediate units (5% of 2335) <p><u>1. 1,422 affordable rented units (75% of 1,896)</u></p> <p><u>2. 474 other affordable (25% of 1,896)"</u></p>	The modification is not likely to have a significant effect upon any European site.
MM32	88	DM3	<i>See Annex M for the modifications to Policy DM3</i>	The modification is not likely to have a significant effect upon any European site.
MM33	90	Policy DM6	<p><i>Amend first paragraph to:</i></p> <p>"...dependant, will only be permitted in the following....."</p>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM34	92	Paragraphs 5.27 - 5.28	<p><i>Replace Paragraphs 5.27 and 5.28 with</i></p> <p><u>"Gypsies, Travellers and Travelling Showpeople</u></p> <p><u>5.27 Policy SP4 and its supporting text set out the Council's strategic approach to providing for the residential needs of gypsies, travellers and travelling showpeople within the District. It confirms the Council's commitment to working collaboratively with neighbouring authorities to secure additional transit provision somewhere between Ipswich and Felixstowe.</u></p> <p><u>5.28 The following policy sets out in more detail those matters which the Council will take into account when considering proposals for sites whether they be promoted by means of a planning application or in a Single Issue Site Specific Allocation DPD."</u></p>	The modification is not likely to have a significant effect upon any European site.
MM35	92	DM9	<i>See Annex N for the modifications to Policy DM9</i>	The modification is not likely to have a significant effect upon any European site.
MM36	93	DM10	<i>Amend first paragraph to: "....non-employment use will not be granted unless <u>if</u> either:"</i>	The modification is not likely to have a significant effect upon any European site.
MM37	94	DM12	<p><i>Amend first sentence to:</i></p> <p>"Proposals to expand or intensify existing employment sites will not be permitted where <u>unless</u>:</p> <p>(a) the scale of development would cause demonstrable harm...."</p>	The modification has no negative impact on European sites.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
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MM38	95	Paragraph 5.35 and DM13	<p><i>Amend paragraph 5.35</i></p> <p>"...In all cases the structure of the building will be an important consideration. .In accordance with national policy PPS7 this policy sets out the criteria by which such proposals would be assessed. It is intended that..."</p> <p><i>Amend bullet points (ii) and (iii), delete bullet points (i), (iv) and (v) and renumber accordingly.</i></p> <p>(ii) the conversion reflects any architectural or historic interest of the original building which it is desirable to retain <u>and would represent the optimal viable use of a heritage asset;</u></p> <p><u>(iii) it makes a useful contribution to the character of the countryside through its presence in the landscape or because of its contribution to a group of buildings and would lead to an enhancement to the immediate setting;</u></p>	The modification is not likely to have a significant effect upon any European site.
MM39	97	DM16	<p><i>Amend bullet point (b)</i></p> <p>"new buildings will not be permitted, except where:"</p>	The modification is not likely to have a significant effect upon any European site.

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			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM40	98	DM17	<p><i>Amend first and second paragraph</i></p> <p>"New touring caravans, camper vans and camping sites will not be allowed within the Heritage Coast, adjoining estuaries, within exposed parts of the AONB, or where they have a materially adverse impact on the landscape.</p> <p>Elsewhere, new sites will only be acceptable where:"</p> <p><i>Insert additional paragraph after first bullet point (d)</i></p> <p><u>"New touring caravan, camper van and camping sites will not be allowed within the Heritage Coast, adjoining estuaries, within exposed parts of the AONB, or where they have a materially adverse impact on the landscape."</u></p> <p><i>Amend sentence above second bullet point list:</i></p> <p>"Extensions to existing sites will only be acceptable where they:....."</p>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
			References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	
MM41	99	DM18	<p><i>Amend first and second paragraphs to:</i></p> <p>"In respect of sites for static holiday caravans, cabins, chalets and similar accommodation, proposals for new sites, extensions to existing sites, and intensification of use of existing sites (by infilling) will not be allowed within the Heritage Coast, adjoining estuaries, within exposed parts of the AONB or where they would have a materially adverse impact on the landscape.</p> <p>Elsewhere, such proposals will only such proposals will be acceptable where:....."</p> <p><i>Insert additional paragraph after bullet point list:</i></p> <p><u>"The above sites will not be allowed within the Heritage Coast, adjoining estuaries, within exposed parts of the AONB or where they would have a material adverse impact on the landscape."</u></p>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM42	101	DM21	<p><i>Amend first paragraph to</i> "Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted.</p> <p><u>Development will be expected to establish a strong sense of place, using street-scenes and buildings to create attractive and comfortable places to live, work and visit. Accordingly,</u></p> <p>development will only be permitted where the following criteria are met:"</p> <p><i>Amend last paragraph to:</i></p> <p>"In considering residential development, the District Council will have regard to Supplementary Planning Documents that have been adopted, and will generally resist proposals that do not conform to that guidance."</p>	The modification is not likely to have a significant effect upon any European site.
MM43	102	DM22	<p><i>Amend first paragraph to:</i></p> <p>"Proposals should make provision for their functional requirements. Planning permission will only be granted for new development if the following criteria are met:"</p>	The modification is not likely to have a significant effect upon any European site.
MM44	103	DM23	<p><i>Amend last paragraph to:</i></p> <p>"Development will only be acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of the development."</p>	The modification is not likely to have a significant effect upon any European site.
MM45	104	DM24	<i>See Annex U for the proposed modifications to policy DM24</i>	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM46	105	DM25	<i>Amend first paragraph to read:</i> "When considering applications for major development the District Council will require <u>seek</u> the provision of new publicly accessible works of art."	The modification is not likely to have a significant effect upon any European site.
MM47	106	DM27	<i>See Annex V for the proposed modifications to Policy DM27 and the accompanying text.</i>	DM27 clarifies the protection given to European sites and prevents any development which would harm these sites. DM27 is therefore beneficial to preventing negative impact upon European sites.
MM48	108	DM29	<i>See Annex X for modifications to DM29</i>	The modification is not likely to have a significant effect upon any European site.
MM49	109	DM30	<i>Amend first paragraph to:</i> "The redevelopment or change of use of key facilities within rural communities and local and district centres in urban areas will only be permitted where:..." <i>Amend second paragraph to:</i> "The partial redevelopment or change of use of a key facility will also only be permitted where this will not prejudice its viability or future operation, and subject to the other policies in the LDF."	The modification is not likely to have a significant effect upon any European site.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification References to Annexes are to those Annexes in the Inspector's report dated 6 th June 2013	Assessment of implications on European site
MM50	111	DM32	<p><i>Amend third Paragraph to:</i></p> <p>"Planning permission will not be granted w<u>h</u>ere the loss of the facility would result in a shortfall in provision or would exacerbate an already existing shortfall, unless an equivalent facility is must be provided in a location agreed with the District Council and secured by a planning obligation, or other legal agreement."</p> <p><i>Amend fourth Paragraph to:</i></p> <p>"Proposals for new residential development will be expected to provide or contribute towards indoor and outdoor sport and play space, including equipment and maintenance, <u>where a local need has been identified. Contributions to off-site provision will be secured as part of the standard charges set in the Community Infrastructure Levy Charging Schedule, when adopted.</u>"</p>	The modification is not likely to have a significant effect upon any European site.
MM51	111	DM33	<p><i>Amend second paragraph</i></p> <p>"The Council will resist the loss of existing allotments to other uses unless suitable alternative allotments of equivalent size and quality are provided in the locality. The only exceptions to this policy will be where:..."</p>	The modification is not likely to have a significant effect upon any European site.
MM52	117	Paragraph 6.34	<i>See Annex S for the proposed text and table, to be inserted after paragraph 6.34.</i>	It emphasises the need to provide sufficient open space to mitigate recreational impacts on European sites.

Ref	Page	Policy/ Paragraph of Core Strategy	Main Modification	Assessment of implications on European site
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MM53	144	APPENDIX C	<p>Appendix C is to be deleted with the exception of Table 7.6. Table 7.6 to be updated as set out in Annex W to reflect the position as at 31st March 2012 with Table title:</p> <p><u>"Indicative Housing Trajectory 2001 – 2027" and " It should be noted that within that trajectory, windfall is only assumed within the last 5 years of the plan as stated within paragraph 3.34. It is accepted that in practice such sites will occur throughout the whole plan period, with actual numbers identified in the Annual Monitoring Report in terms of completions or outstanding planning permissions."</u></p>	The modification is not likely to have a significant effect upon any European site.
MM54	147	New Appendix	<i>The text for the proposed Appendix 'Schedule for Replacement of Saved Policies' can be found in Annex P</i>	The modification is not likely to have a significant effect upon any European site.

