



APPENDICES

Sustainability Appraisal of Core Strategy and Development Management Policies

For the Suffolk Coastal District Council Local Development Framework

November 2011

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APPENDIX 1: The SA Framework

SOCIAL OBJECTIVES

Headline SA Objective	Question	Indicator
1. To improve the health of the population overall	Will it improve the numbers of health facilities and the distance which has to be travelled to these facilities?	Proportion of population with access to hospital or GP or dentist surgery (DfT accessibility indicators)
	Will it reduce death rates?	Overall death rate by all causes (PCT)
		Cancer deaths (malignant neoplasms) under 75 per 100,000 population (PCT)
		Ischaemic Heart Disease deaths under 75 per 100,000 population (PCT)
		Respiratory disease deaths (all ages) per 100,000 population (PCT)
		Deaths from self harm and injury undetermined (all ages) per 100,000 population (PCT)
		Number of people killed and seriously injured in road traffic accidents per 100,000 population (SCC)
		Life expectancy (SDA)
	Will it encourage healthy lifestyles?	Proportion of journeys to work on foot or by cycle (Census/SSAG)
		How do children travel to school? (QOL/BVPI)
2. To maintain and improve levels of education and skills in the population overall		Obesity in the population (PCT)
		Change in existing provision of outdoor playing space (youth and adult space) (SSAG 5-year review)
		Change in existing provision of children's play space (SSAG 5-year review)
		Change in provision of open space (District open space assessments)
		The % of total length of footpaths and other rights of way which are easy to use by members of the public (BVPI)
		Change in amount of accessible natural green space (English Nature Standards)
	Will it improve qualifications and skills of young people?	Proportion of Year 11 pupils gaining 5+ A*-C grades at GCSE (District Wide SDA / BVPI)
		Average point score per student at A and AS Level (District Wide SDA / BVPI)
	Will it improve qualifications and skills of adults?	Proportion of the population with no qualifications (Census)
		Proportion of the population with NVQ level 4 or higher (District Wide SDA)
3. To reduce crime and anti-social	Will it reduce actual levels of crime?	Recorded Crime per 1000 population (SSAG)

Headline SA Objective	Question	Indicator
activity		
		Burglary Rate per 1000 population (SDA)
		Violent Crime Rate per 1000 population (SDA)
	Will it reduce the fear of crime?	Fear of Crime (QOL, Suffolk Speaks, British Crime Survey)
	Will it reduce noise and odour concerns?	Number of domestic noise complaints (NEvironmental Health Depts Districts)
		Number of odour complaints (NEvironmental Health Depts Districts)
4. To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?	Proportion of the population who live in SOAs that rank within the most deprived 10% and 25% of SOAs in the country (SCC)
		Housing benefit recipients (LAs)
5. To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place (SSAG)
		Proportion of population with access to key local services (eg GP, post office) (DfT accessibility indicators)
	Will it improve accessibility to shopping facilities?	New Retail Floor Space in Town Centres (AMR)
		Proportion of population with access to a food shop (DfT accessibility indicators)
	Will it improve access to child care?	Number of child care places per thousand children under 5 (Mark Parker)
6. To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?	Unemployment rate (SSAG/AMR)
		Long-term unemployment (Nomis)
	Will it reduce long-term unemployment?	Proportion of lone parents and long term-ill who are economically active (Census)
	Will it provide job opportunities for those most in need of employment?	
	Will it help to improve earnings?	Average Earnings (Inland revenue/AMR)
7. To meet the housing requirements of the whole community	Will it reduce homelessness?	Homelessness (districts homelessness presentations)
	Will it provide enough housing?	Housing Stock (SSAG)
		Housing Land Availability (SSAG)
	Will it increase the range and affordability of housing for all social groups?	Affordable Housing (SSAG)
		Special Needs Housing

Headline SA Objective	Question	Indicator
		Housing Types and Sizes (SSAG)
		Dwellings per hectare of Net Developable Area (SSAG)
		Average property price to income ratio (SSAG)
	Will it reduce the number of unfit homes?	Number of unfit homes per 1,000 dwellings (BVPI)
8. To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?	% of residents who are happy with their neighbourhood as a place to live (Suffolk Speaks/ODPM QOL surveys)
	Will it increase access to natural green space?	Area of land managed in whole or part for its ecological interest and with public access over and above public rights of way (SCC)
		Areas of deficiency in terms of natural green space (SCC)
		Change in amount of accessible natural green space (NEglish Nature standards)
	Will it encourage engagement in decision making?	Electoral turnout in local authority elections
		Number of Parish Plans adopted (Suffolk Acre)
	Will it increase the number of people involved in volunteer activities?	Number of people involved in volunteer activities (SCC/CVS)
	Will it improve ethnic relations?	Number / rate of racist incidents (Racial Harassment Initiative)
	Will it improve access to cultural facilities?	Number of visits to/uses of Council funded or part- funded museums per 1,000 population (BVPI 170a)
		Number of visits to Council funded or part- funded museums that were in person, per 1,000 population (BVPI 170b)
		The number of pupils visiting museums and galleries in organised school groups (BVPI 170c)

ENVIRONMENTAL OBJECTIVES

Headline Objective	Question	Indicator
9. To maintain and where possible improve water quality	Will it improve the quality of inland waters?	Water quality in rivers (EA)
		Groundwater quality (may be available from EA in future - CAMS)
	Will it improve the quality of coastal waters?	Water quality in estuaries (EA)
		Bathing water quality (EA)
10. To maintain and where	Will it improve air quality?	Have annual mean concentrations of any of three air pollutants been exceeded?

Headline Objective	Question	Indicator
possible improve air quality		
11. To conserve soil resources and quality	Will it minimise the loss of greenfield land to development?	Number of Air Quality Management Areas and dwellings affected (SSAG)
		Number and percentage of new dwellings completed on greenfield land
		Number and percentage of existing housing commitments on greenfield land (SSAG)
		Dwellings per hectare of net developable area (SSAG)
	Will it minimise loss of the best and most versatile agricultural land to development?	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)
	Will it maintain and enhance soil quality?	Number and area of potential and declared contaminated land returned to beneficial use (Districts / EA)
		Number / area of organic farms (DEFRA / Soil Association)
12. To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?	Recycled aggregate production (SSAG)
	Will it promote sustainable use of water?	Water consumption
	Will it maintain water availability for water dependant habitats?	Water availability for water dependant habitats (NE / Wildlife Trust)
13. To reduce waste	Will it reduce household waste?	Household (and municipal) waste produced (SSAG)
	Will it increase waste recovery and recycling?	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled (SSAG / BVPI / PSA)
14. To reduce the effects of traffic on the environment	Will it effect traffic volumes?	Traffic volumes in key locations (SCC)
	Will it reduce the need for local travel?	Percentage of all new residential development taking place in major towns, other towns, and elsewhere (SSAG)
		Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place (SSAG)
		Distance to key services (new accessibility indicators from DfT)
	Will it increase the proportion of journeys made using modes other than the private car?	Percentage of journeys to work undertaken by sustainable modes (SSAG)
		Percentage of schoolchildren travelling to school by sustainable modes (BVPI)
		Car parking standards (SSAG)

Headline Objective	Question	Indicator
15. To reduce emissions of greenhouse gases from energy consumption	Will it reduce emissions of greenhouse gases from energy consumption?	Consumption of electricity - Domestic use per consumer and total commercial /industrial use (DTI)
		Consumption of gas - Domestic use per consumer and total commercial /industrial use (DTI)
		Energy efficiency of homes (BVPI 63 / HECA)
	Will it increase the proportion of energy needs being met by renewable sources?	Installed electricity generating capacity using renewable energy (SSAG)
16. To reduce vulnerability to flooding	Will it minimise future risk and reduce existing risk of flooding to people and property from rivers and watercourses?	Flood risk - planning applications approved against Environment Agency advice (SSAG)
		Properties at risk of flooding from rivers or the sea (EA)
		Incidence of fluvial flooding (properties affected)
	Will it minimise future risk and reduce existing risk of flooding to people and property on the coast?	Incidence of coastal flooding (properties affected)
	Will it minimise future risk and reduce existing risk of coastal erosion?	Developments refused because of risk of coastal erosion (SSAG)
	Will it minimise future risk and reduce existing risk of damage to people and property from storm events?	Incidence of flood watches and warnings (EA)
17. To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance statutory and non-statutory sites designated for their nature conservation interest?	Change in number and area of designated ecological sites (SSAG)
		Reported condition of ecological SSSIs (NE / Wildlife Trust)
	Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan, particularly those protected under national and international law?	Achievement of Habitat Action Plan targets (SBRC/SBP)
		Achievement of Species Action Plan targets (SBRC/SBP)
		Development proposals affecting BAP habitats, BAP species and legally protected species outside protected areas (SWT)
	Will it help to reverse the national decline	Bird survey results (BTO/RSPB)

Headline Objective	Question	Indicator
	in farmland birds?	
	Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?	Change in number and area of designated geological SSSIs and RIGs (NE)
18. To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?	Reported condition of geological SSSIs and RIGs (NE) Number of listed buildings and buildings at risk (SSAG)
		Area of historic parks and gardens (SSAG)
		Number and area of Conservation Areas and Article 4 directions (SSAG)
		Number of Conservation Area Appraisals completed and enhancement schemes implemented (SSAG)
		Number of designated sites lost, or adversely affected, by development [including their settings].
		Number of buildings taken off the BAR register annually.
	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development (SSAG)
		Planning permissions affecting known or potential archaeological sites (SSAG)
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	Number and percentage of new dwellings completed on previously developed land (SSAG)
		Number and percentage of existing housing commitments on previously developed land (SSAG)
		Number of vacant dwellings
	Will it improve the landscape and/or townscape?	Changes in the landscape (WI landscape survey) (SSAG)
		Number / area of town / village greens and commons
		Area of designated landscapes (AONB) (CA/DEFRA)
		Number of Countryside Stewardship / Environmental Stewardship schemes (DEFRA)
		Light pollution (CPRE)

Headline Objective	Question	Indicator
		Number of planning applications refused for reasons due to poor design

ECONOMIC OBJECTIVES

Headline Objective	Question	Indicator
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?	Take-up of employment floorspace (SSAG)
		Employment permissions and allocations (SSAG)
		Percentage change in the total number of VAT registered businesses in the area (SDA/Suffolk Observatory)
		Change in number of businesses registered to pay business rates (SDA/Suffolk Observatory)
	Will it improve the resilience of business and the economy?	Number and percentage of employees by employment division (SSAG)
		Number and percentage of businesses by main industry type (AMR)
		Number an percentage of businesses by size (number of employees) (AMR)
	Will it promote growth in key sectors?	Number and percentage of businesses by industry type in key sectors (local authority to specify key sectors) (SSAG / AMR)
	Will it improve economic performance in advantaged and disadvantaged areas?	Comparative industrial and office rental costs within the plan area (ODPM / estate agents)
	Will it encourage rural diversification?	Employment permissions and allocations in rural areas (SSAG)
21. To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres?	Proportion of town centre units with A1 uses (SSAG)
	Will it decrease the number of vacant units in town centres?	Vacant units in town centres (SSAG)
22. To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?	Distances travelled to work for the resident population (Census).
	Will it reduce commuting?	Import/export of workers to district and/or major towns (Census).
		Employment permissions and allocations in urban areas (SSAG)
		Number / percentage of people working from home as main place of work (Census provides a baseline, and planning consents for working from home indicate trends)

Headline Objective	Question	Indicator
		Percentage of households with broadband internet connection
	Will it improve accessibility to work by public transport, walking and cycling?	Number of developments where a travel plan is submitted or is a condition of development (SSAG)
		Percentage of journeys to work undertaken by sustainable modes (SSAG)
	Will it reduce journey times between key employment areas and key transport interchanges?	May be relevant for Ipswich but not considered suitable for Suffolk as a whole.
	Will it increase the proportion of freight transported by rail or other sustainable modes?	Proportion of port freight carried by rail (Port Authorities / AMR)
	Will it increase the consumption of locally produced food and good?	Number of farmers markets and farm shops (LAs)
23. To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?	Number of enquiries to business advice services from within area (business link, LAs)
		Business start ups and closures (Suffolk Observatory)
	Will it encourage inward investment?	Number of enquiries to business advice services from outside of area (business link, LAs)
	Will it make land available for business development?	Employment land availability (SSAG)
		Employment permissions and allocations (SSAG)

APPENDIX 2: Suffolk Coastal Local Development Framework Core Strategy and Development management policies As amended June 2011

SUSTAINABLE DEVELOPMENT

Objective 1 – Sustainability

To deliver sustainable communities through better integrated and sustainable patterns of land use, movement, activity and development.

Strategic Policy SP1 – Sustainable Development

Central to the Core Strategy for the future of the Suffolk Coastal district is the achievement of sustainable development. The Strategy in this respect will be to:

- (a) mitigate against and adapt to the effects of climate change;
- (b) relate new housing development to employment services, transport and infrastructure. To achieve this a defined Settlement Hierarchy, itself based on sustainability principles, has been created and applied;
- (c) achieve a local balance between; employment opportunities; housing growth and environmental capacity
- (d) ensure the provision of the appropriate infrastructure in order to support existing and proposed communities
- (e) give priority to re-using previously developed land and buildings; including where appropriate former agricultural complexes, where possible ahead of greenfield sites;
- (f) promote the use of sustainable methods of construction, including materials, energy efficiency, water recycling, aspect etc;
- (g) reduce the overall need to travel but where travel is necessary to better manage the transport network to enable it to function efficiently
- (h) enable a healthy economy, notably in the town centres and rural areas, taking advantage of regeneration opportunities where appropriate;
- (i) enhance accessibility to services;
- (j) conserve and enhance the best of the areas natural and built environment;
- (k) maintain and enhance a sense of place; and
- (l) create and promote inclusive and sustainable communities in both urban and rural locations.

HOUSING

Objective 2 – Housing Growth

To meet the minimum locally identified housing needs of the district for the period 1/4/2010 to 31/3/2027

Strategic Policy SP2 – Housing Numbers

The Core Strategy will make provision for the creation of up to 7,590, new homes across the district in the period 2010 to 2027 as set out in Table 3.1 Land for new homes will be distributed in accordance with the principle of a settlement hierarchy (SP19), itself drawn up on the principles of sustainable development.

New homes will be phased in order to ensure a continuous supply of housing land but at a rate commensurate with anticipated employment growth and the provision of any necessary associated new and improved infrastructure provision.

Further provision of new homes is expected to come forward across the plan period by means of small scale rural community led schemes for example via the new Community Right to Build. These types of schemes do not require specific allocation through the LDF, but have the potential to provide a mix of affordable and open market housing. It is anticipated that this could amount to around 50 homes per year but as a new initiative will be closely monitored.

Table 3.1 – Calculating the outstanding housing requirement 1/4/2010 to 31/3/2027

Calculating a 15 year housing land requirement (from anticipated date of adoption of Spring 2012)	outstanding planning permissions and allocations deemed deliverable April 2010	1,560
	Identified brownfield potential (sites within existing physical limits boundaries)	230
	Estimated windfall	540
	Known sources of housing	Environmental capacity (greenfield allocations)
	Net housing requirement 2010 - 2027	7,590
	<i>Dwelling annual requirement 2010 - 2027</i>	446

Objective 3- New housing~

To provide for the full range of types and locations of new homes to meet the needs of existing and future residents of the district.

Strategic Policy SP3 – New Homes

The strategy will be to increase the stock of housing to provide for the full range of size, type and tenure of accommodation to meet the needs of the existing and future population, including Gypsies, Travellers and Travelling Showpeople. This includes providing housing that will encourage and enable younger people to remain in the district, but also addresses the needs of what is currently an ageing population.

In doing so, maximum use will be made of the existing stock through conversion, adaptation or extension and targeting new provision to meet identified shortfalls and longer term needs.

Such provision is to be made in a manner that addresses both the immediate needs of the local resident population and the longer-term, future needs of the population, in accordance with the principles of sustainable development and sustainable communities.

Strategic Policy SP4 – Gypsies, Travellers And Travelling Showpeople

The Council's strategy for addressing the needs of Gypsies, Travellers and Travelling Showpeople as identified in the GTAA is:

- to liaise directly with the 'new' traveller groups themselves on their needs and how these might be met;
- To maintain discussions with local parish councils currently affected by illegal/unauthorised encampments;
- To discuss potential approaches to the issue with local landowners such as the Forestry Authority;
- To work with adjacent authorities to identify a suitable site for transit use; and
- To assess proposals for new encampments against criteria set out in Development Management policy DM9.

In respect of Travelling Showpeople, the Council will liaise directly with The Showmen's Guild and the owners and occupiers of the one site within the district. If a need for increased provision can be demonstrated, land for travelling showpeople may be made in the Site Allocations and Area Specific Policies Development Plan Document but is more likely to be provided by means of a planning application made in accordance with other relevant policies within the Core Strategy

THE ECONOMY

Objective 4- Economic development

Strategic Policy SP5 – Employment Land

The Core Strategy will make provision for at least 8.5 hectares of new employment land within the district in support of business and to help facilitate the provision of new jobs. This represents its contribution towards the creation of in the region of 30,000 new jobs identified previously in the RSS within the Suffolk part of the Haven Gateway.

Three areas are identified as Strategic Employment Areas. The first two have a regional significance and are identified as key economic drivers for the Haven Gateway. The third is of strategic significance due to its overall size and mix of uses and the number of jobs it supports. The Council will support the retention, expansion and consolidation of these areas subject to conformity with the remainder of the strategy:

- Felixstowe Port;
- Martlesham Heath Business Campus, including Adastral Park; and
- Ransomes Europark as part of a wider employment corridor extending into Ipswich Borough.

With regard to Felixstowe Port, in addition to the Felixstowe South Reconfiguration works that are currently underway, this includes provision of additional sites for necessary supporting port-related uses.

In respect of Martlesham Heath, the opportunity is available to create a high-tech business cluster, building on BT's research and development headquarters at Adastral Park. Specific encouragement will be given to the location of other high tech information, communication and technology sector businesses in this area that would benefit from co-existence over other more general uses.

Elsewhere across the district there are a number of employment areas that are significant at the district level. These are identified as General Employment Areas and will be identified in the Site Allocations and Area Specific Policies Development Plan Document and will be shown on the Proposals Map. The appropriate uses in General Employment Areas will normally be B1, B2 and B8 uses unless specified in specific policies. Other ancillary uses such as take away food, nurseries/crèche, and leisure may be appropriate if the primary purpose is to provide a service to local workers and not a wider area.

The strategy of creating new employment land will be complemented by one of protecting existing employment sites.

Note: Other employment areas exist at the local level. These are too numerous to identify in the Core Strategy but this should not be interpreted as undervaluing their significance to the local economy.

Strategic Policy SP6 – Regeneration

Economic Regeneration, including diversification, is considered to be a priority in the following areas:

- The resort of Felixstowe, largely a result of changing holiday patterns; and to lessen reliance on the port
- The rural areas, largely as a result of the changes within the agricultural economy;
- The town of Leiston, where the decommissioning of Sizewell A nuclear power station has added to the impact of the decline in local engineering;
- The town centres, where concern exists over the impact of out-of-town stores as well as the growth of the Ipswich retail economy; and
- Saxmundham, where limited employment opportunities and community facilities has led to outward commuting.

Objective 5- the rural economy

To sustain, strengthen and diversify the rural economy

Strategic Policy SP7 – Economic Development in the Rural Areas

Opportunities to maximise the economic potential of the rural areas, particularly where this will secure employment locally, will be generally supported.

The Council's Strategy will involve:

- Fostering the maintenance and expansion of existing employment and creation of new employment in the market towns of the district and at other settlements in accordance with the Settlement Hierarchy;
- Encouraging small-scale farm and rural diversification enterprises that are compatible with objectives in respect of the environment and sustainability and that accord with the Settlement Hierarchy;
- Supporting agriculture; and
- Expanding the tourism offer where it is compatible with the objectives in respect of the environment and SP8

Objective 6- Tourism

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

Strategic Policy SP8 – Tourism

Tourism is an important element of the district economy. Suffolk Coastal possesses a high quality built and natural environment, rich in history and culture, within easy reach of large numbers of people from within and outside of the area. In order to manage tourism in a way that protects the features that make the district attractive to visitors, proposals for tourism-related development will be determined by its capacity to absorb new development and additional activity.

The areas are:

- a. The resort of Felixstowe, located on the coast and adjacent to the AONB, which is a priority for new tourist activity;
- b. The market towns of Framlingham, Leiston and Saxmundham. These are considered to have the capacity to absorb some modest development thereby taking pressure off the more sensitive areas;
- c. Aldeburgh and Woodbridge. Two small towns in sensitive locations within and adjacent to the AONB respectively. The protection of their settings will be of prime importance;
- d. The Heritage Coast. The environment is of national significance and the only development to be permitted will be individual conversions to tourist accommodation to a high standard of design;
- e. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Development will be restricted to conversions and improvements/minor extensions to existing facilities within sustainable surroundings where a landscape assessment shows these could be accommodated with no adverse impact;
- f. The remaining area east of the A12. In addition to new facilities through conversions or extensions to existing facilities, modest new developments in sustainable locations; and
- g. The area west of the A12. This area has the potential to absorb additional tourist pressure and subject to the implications for the environment, including the generation of traffic, the Council will support and promote tourism west of the A12.

Applicants will be expected to undertake biodiversity and habitat assessments and to ensure that any development of tourism related facilities does not result in noise and/or air pollution and that it conforms to other environmental protection policies. 'Green' tourism and the use of public transport will be encouraged. Where necessary, the Council will support the introduction of local management solutions to the problems created by tourism/visitors.

Objective 7- Felixstowe and the market towns

To sustain and enhance the vitality and viability of Felixstowe and the market towns (Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge) as retail, service, and employment centres serving their local populations and that of their neighbouring rural communities.

Strategic Policy SP9 – Retail Centres

Emphasis within the district will be on maintaining and enhancing the viability and vitality of existing retail centres, and making proper provision for new forms of retail distribution. No need has been proven requiring a new retail centre to be provided.

Retail centres are considered to consist of:

- Town centres (Felixstowe, Aldeburgh; Framlingham, Leiston, Saxmundham and Woodbridge);
- Martlesham Retail Park; and
- District and local centres in the towns and settlements throughout the area.

The scale of new floorspace provision associated with each of the above is set out in the Settlement Hierarchy. The boundaries of town and district centres together with any new retail allocations will be defined in the Site Allocations and Area Specific Policies Development Plan Document or Area Action Plans.

TRANSPORT

Objective 8- Transport

To enhance the transport network across the district

Strategic Policy SP10 – A14 & A12

The A14 is an important route on the European map providing a link from the Port of Felixstowe to the remainder of the UK and its markets. Ensuring that it continues to function as a strategic route is of national and international significance. Off-site Port related activities should be located on or well related to this transport corridor.

However there are issues around the capacity of the road around Ipswich, particularly that section between the Seven Hills interchange and Copdock including the Orwell Bridge, where the A12 and A14 combine into a single route. This section is also heavily used by local traffic. The Council will work with adjoining authorities and the highways agencies to consider the options in respect of improving capacity and flow, concentrating initially on reducing the impact of local traffic on this route through traffic management type measures, but longer term including the possibility of new routes should this prove necessary.

The A12 is a valuable artery running north to south through the district connecting the rural areas with the primary route network and the rest of the country. It is essential to the local economy as a tourist route and to serve the Low Carbon Energy corridor between Sizewell and Lowestoft but journey times are hampered by stretches of single carriageway north from Woodbridge and reduced speed limits, necessary to maintain quality of life for those living immediately alongside the route, all of which need continuing enhancement.

Subject to conformity with other elements of the strategy, particularly in respect of the environment, the Council supports the provision of improvements to the A12 (north of Woodbridge) including as a first priority, provision of a by-pass or other solution for Reviewed Core Strategy & Development Management Policies – November 2010 60 Little Glemham, Marlesford, Farnham and Stratford St Andrew (the “four villages”) where the road is particularly narrow and twisting with buildings located very close to it.

Improvements to the A12 south from its junction with the A1214 at Martlesham to the Seven Hills interchange will be required in conjunction with strategic employment and housing development proposed east of A12 with funding provided by means of development contributions.

Strategic Policy SP11 - Accessibility

In order to make the best use of capacity within the local and strategic road and rail networks serving the district, to support the Districts strategic economic role both within the sub-region and nationally, to maintain quality of life and to contribute to reducing the impact of CO2 on climate change, the District council will work with neighbouring authorities, the highway authority, public transport providers, developers and others to maximise opportunities for local journeys to be made by means other than the private motor car.

In relation to public transport this will include improving both the quantity and quality of the service on offer. In relation to foot and cycle provision this will mean securing safe and easy access to local facilities where walking or cycling offers a realistic alternative for most people.

Where new services and facilities are to be provided by means of developer contributions in association with new developments their timely provision will be secured by means of conditions or legal agreements.

The transfer of freight from road to rail will also be encouraged.

THE ENVIRONMENT

Objective 9- Climate change

To adapt to and mitigate against the potential effects of climate change, and minimise the factors which contribute towards the problem.

Strategic Policy SP12 – Climate Change

The District Council will contribute towards the mitigation of the effects of new development on climate change by:

- Ensuring development minimises the use of natural resources by utilising recycled materials where appropriate, minimises greenhouse gas emissions, incorporates energy efficiency, encourages the use of public transport, helps to reduce waste and minimises the risk of pollution;
- Encouraging and promoting schemes which create renewable energy where consistent with the need to safeguard residential amenity, the environment and the landscape;
- Minimising the risk of flooding and ensuring appropriate management of land within flood plains; and
- Improving the process of estuary and coastal management, incorporating and integrating social, recreational, economic, physical and environmental issues and actions

The approach towards sustainable means of construction is addressed in the Design section (chapter 5) of this Core Strategy.

Strategic Policy SP13 – Nuclear Energy

In respect of the possibility of additional nuclear power stations at Sizewell, the Council considers the local issues that need to be adequately addressed consist of at least the following.

- (a) Proposed layout and design;
- (b) Grid connection / power line changes;
- (c) Landscape/visual character assessment including cumulative effects;
- (d) Coastal erosion/coast protection issues;
- (e) Coastal access including the Heritage Coastal Walk;
- (f) (Ecological impacts (on nearby designated sites);
- (g) Construction management;
- (h) A sustainable procurement policy;
- (i) Transport issues such as the routing of vehicles during construction, improvements to the road system (including the A12), and use of rail and sea for access all having regard to such factors as residential amenity;
- (j) Social issues – local community issues during long construction period and the housing of workers in the local area;
- (k) Economic impacts upon the area (including tourism) during and after construction;
- (l) The off-site need for associated land, notably during construction;
- (m) Site decommissioning; and
- (n) On-site storage of nuclear waste;

While recognizing that there will be disbenefits, were development to take place the Council has the opportunity to exploit the potential benefits, notably:

- (o) Opportunities to achieve renown with its associated economic benefits, e.g. a reputation as a 'centre of nuclear excellence';

- (p) The long term implications for housing, both temporary (perhaps with opportunities to become available for local purchase – the ‘Olympic Village model’) - and permanent; and
(q) To ensure that the benefits (including financial contributions) are enjoyed by local communities.

Objective 10- The coast

To secure the continuing prosperity and qualities of coastal areas and communities, whilst responding to climate change and the natural processes that occur along the coast

There are no policies

Objective 11- Protecting and Enhancing the Physical Environment

To maintain and enhance the quality of the distinctive natural, historic and built environments including ensuring that new development does not give rise to issues of coalescence

Strategic Policy SP14 – Biodiversity and Geodiversity

Biodiversity and geodiversity will be protected and enhanced using a framework based on a network of:

- Designated sites
- Wildlife corridors and links
- The rivers, estuaries and coast
- Identified habitats and geodiversity features
- Landscape character areas, and;
- Protected species

Sites and species of national and international importance are identified elsewhere and these will be complemented by the designation of those of local importance.

The Suffolk Biodiversity Action Plan and Suffolk Local Geodiversity Action Plan will be implemented. The Strategy will also be to contribute to county targets through the restoration and creation of new priority habitats as identified in those documents.

Strategic Policy SP15 – Landscape and Townscape

The policy of the Council will be to protect and enhance the various landscape character areas within the district either through opportunities linked to development or through other strategies.

In addition to the protected landscape of the AONB, the valleys and tributaries of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore, Orwell and Yox, and the designated Parks and Gardens of Historic or Landscape Interest are considered to be particularly significant.

Many of the towns and villages in the district are of distinctive historical and architectural value, as well as landscape value and character, and the Council will seek to enhance and preserve these attributes and the quality of life in the generality of urban areas.

This strategy will extend to towns and villages where sites, gaps, gardens and spaces that make an important contribution to a particular location in their undeveloped form will be identified and protected where known; or more generally avoided where development in these locations would lead to coalescence. The location of such sites will be designated through the Site Allocations and Area Specific Policies Development Plan Document. Until then those sites currently allocated under “saved” Policy AP28 in the Suffolk Coastal Local Plan (incorporating 1st and 2nd Alterations) will continue to be protected.

DESIGN

Objective 12- Design

To deliver high quality developments based on the principles of good, sustainable and inclusive design

There are no policies

COMMUNITY WELL-BEING

objective 13- accessibility

To promote better access to, housing, employment, services and facilities for every member of the community

There are no policies

Objective 14- Green infrastructure

To encourage and enable the community to live and enjoy a healthy lifestyle; to promote urban cooling (e.g. shading from trees, canopies on buildings to cool down areas and buildings in urban settings) in major settlements as well as support biodiversity and geodiversity.

Strategic Policy SP16 – Sport and Play

The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provision can be addressed and it accords with local requirements.

The standard to be used in the calculation of play space (both children's play areas and sports pitches) will be the national standard of 2.4 hectares per 1000 population. Deficiencies have been identified in an audit of current provision, prepared in association with town and parish councils, and updated annually.

In respect of new housing proposed under policies SP20 and SP21 and meeting future needs the Council will rely on the information contained in the relevant community infrastructure studies completed in 2009.

Strategic Policy SP17 – Green Space

The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character. Where adequate green space is not provided as part of a development, developer contributions will be sought to fund the creation of appropriate green space and/or management and improvement of access to green space. In particular, the Council will work on green infrastructure opportunities with partners in strategic housing growth areas in order to suitably complement development proposals.

Objective 15- Physical and community infrastructure

To ensure that, as a priority, adequate infrastructure such as transport, utilities or community facilities are provided at an appropriate time, in order to address current deficiencies and meet the needs of new development.

Strategic Policy SP18 – Infrastructure

The infrastructure required in order to service and deliver new development must be in place or provided in phase with the development.

Generally, the Council will seek to identify needs and deficiencies in public, voluntary and commercial service provision and seek new approaches to meet those needs and address deficiencies. This will entail the provision of funding from local and national government sources as well as the private sector.

A strategy will be developed whereby developer contributions (normally through legal agreements) are sought for the services and facilities considered to be the highest priority, and for which alternative sources of funding are the most difficult to find.

Such prioritisation will be contained within Supplementary Planning Documentation.

In respect of specific proposals such as housing allocations, the necessary infrastructure will be identified and costs estimated in order that its provision can be tied into and phased with the development itself, and a means of transferring costs to the developer created where alternative sources of funding are not available.

THE SPATIAL STRATEGY

Strategic Policy SP19 – Settlement Policy

The identification of a Settlement Hierarchy is a key tool with which the Council will achieve its Vision for the district in 2027, meeting the development needs as set out in this Core Strategy whilst maintaining and enhancing the quality of the built, natural, social and cultural environments in a manner which accords with the nationally defined principles of sustainable development and sustainable communities.

The Settlement Hierarchy as set out below and amplified in the accompanying policies SP20 to SP29 as well as Tables 4.1 and 4.2 will be used in determining the scale of development appropriate to a particular location:

Settlement type	Description	Proportion of total proposed housing growth
Major centres	sub regional centre for commercial and social facilities	54%
Eastern Ipswich		31%
plan area Felixstowe/ Walton & the Trimley villages		23%
Towns	Focal point for employment, shopping and community facilities. A transport hub.	20%
Key service centres	Settlements which provide an extensive range of specified facilities.	18%
Local service centres	Settlements providing a smaller range of facilities than the key service centres.	
Other villages	Settlements with few or minimal facilities	8%
Country side	The area outside the settlements above, including the hamlets and small groups of dwellings that are dispersed across the district.	

* Note: windfall (unidentifiable small sites) is expected to make up the remaining % of new housing provision identified through the Core Strategy. Such sites may occur in settlements classified as Other Villages and Countryside .

**Community Right to Build and other small scale locally supported schemes are anticipated to provide a significant number of new homes across the rural areas but these not require specific allocation and are therefore not included within this policy.

TABLE 4.1 – Settlement Hierarchy Classification

Settlement Type	Scale and level of existing facilities	Settlements		
Major Centre	Sub-regional centre for commercial and social facilities	Felixstowe Area East of Ipswich i.e. Kesgrave, Martlesham Heath, Purdis Farm, Rushmere St Andrew (excluding village)		
Town	Focal point for employment, shopping and community facilities. A transport hub	Aldeburgh Framlingham Leiston Saxmundham Woodbridge (with parts of Melton & Martlesham)		
Key Service Centre * settlement considered capable of accommodating more strategic levels of growth	Settlements which provide an extensive range of specified facilities, namely most or all of the following: <ul style="list-style-type: none"> Public transport access to town Shop(s) meeting everyday needs Local employment opportunities Meeting place Post office Pub or licensed 	Alderton Blythburgh Bramfield Darsham Dennington Earl Soham Eyke Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Orford	Otley Peasenhall (with part of Sibton) Rendlesham Snape Trimley St Martin* Trimley St Mary* Westleton Wickham Market Witlesham Yoxford	
Key Service Centre * settlement considered capable of accommodating more strategic levels of growth	Settlements which provide an extensive range of specified facilities, namely most or all of the following: <ul style="list-style-type: none"> Public transport access to town Shop(s) meeting everyday needs Local employment opportunities Meeting place Post office Pub or licensed premises Primary school Doctors surgery 	Alderton Blythburgh Bramfield Darsham Dennington Earl Soham Eyke Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Orford	Otley Peasenhall (with part of Sibton) Rendlesham Snape Trimley St Martin* Trimley St Mary* Westleton Wickham Market Witlesham Yoxford	
Local Service Centre	Settlements providing a smaller range of facilities than Key Service Centres. At least 3 from: <ul style="list-style-type: none"> Public transport access to town Shop(s) meeting everyday needs Local employment opportunities Meeting place Post office Pub or licensed premises 	Aldringham Badingham Bawdsey Bucklesham Benhall Blaxhall Brandeston Bredfield Bruisyard Butley Campsea Ashe Charsfield Chillesford	Dunwich Easton Hacheston Hasketon Kelsale Kirton Little Bealings Little Glemham Marlesford Middleton Nacton Parham Rendham	Rushmere St. Andrew (village) Shottisham Stratford St Andrew Sutton Heath Theberton Thorpeness Tunstall Ufford Walberswick Waldringfield Wenhamston Westerfield
Other Village	Settlements with few or minimal facilities	Boyton Bromeswell Chediston Clonton	Friston Great Bealings Great Glemham Heveningham	Playford Saxtead Sudbourne Sutton

		Cransford Cratfield Cretingham Falkenham Farnham Foxhall	Huntingfield Kettleburgh Levington Melton Park Newbourne Pettistree	Sweffling Tuddenham Walpole
Countryside	The area outside the settlements above, including the hamlets and small groups of dwellings that are dispersed across the district	Boulge Brightwell Burgh Capel St Andrew Cookley Culpho Dallinghoo Debach	Gedgrave Hemley Hoo Iken Letheringham Linstead Magna Linstead Parva Monewden Ramsholt	Sibton Sizewell Sternfield Stratton Hall Swilland Thornington Ubbeston Wantisden

Table 4.2 Summary - Scale of Development Appropriate To Each Tier of the Settlement Hierarchy

Housing	Employment	Retail
Major Centres (Policies SP 20 – 21)		
<p>Allocations of large scale development to meet strategic needs. General location of such allocations identified in the Core Strategy</p> <p>Within the defined physical limits, development to be permitted in the form of:</p> <ul style="list-style-type: none"> • Estates, where consistent with local character • Groups • Infill <p>Affordable housing provision:</p> <p>(a) One home in three within allocations</p> <p>(b) One in three homes in all developments of 6 homes or more in size</p> <p>Specific policy guidance available for specific major centres</p>	<p>Allocations of large scale sites to meet strategic employment needs.</p> <p>Identification of concentrations of employment uses as General Employment Areas</p> <p>Recognition that local employment areas exist (but are not identified) where further development may be permitted.</p> <p>Some new small scale business/service use (B1/A2 provision appropriate within allocated housing areas, linked to local/district service centres).</p> <p>Emphasis on retention of existing employment providers</p>	<p>Town centre – identified at Felixstowe. Encourage a range of provision – A1, A2, A3 including convenience stores, supermarkets, comparison goods – through redevelopment if necessary.</p> <p>District Centres – to be identified.</p> <p>Martlesham Heath – existing retail park and superstore. Potential for expansion limited due to impact on Woodbridge town centre and Martlesham Heath Square.</p> <p>Emphasis on protecting existing centres.</p>
Market Towns (Policies SP22 – SP26)		
<p>Allocations in the form of estate scale development if appropriate and where consistent with the Core Strategy</p> <p>Within the defined physical limits, development to be permitted in the form of:</p> <ul style="list-style-type: none"> • Modest estates, where consistent with local scale and character • Groups • Infill <p>Affordable housing provision:</p> <p>(a) One home in three within allocations</p> <p>(b) One in three homes in all developments of 6 homes or more in size</p> <p>(c) 100% of exception sites on the edges of the physical limits of the town</p> <p>Specific policy guidance available for specific market towns</p>	<p>Identification of concentrations of employment uses as General Employment Areas</p> <p>employment areas exist (but are not identified) where further development may be permitted.</p> <p>Range of general and local employment opportunities. Emphasis on retention of existing businesses and areas in employment use to provide opportunities both for expansion and re-use.</p> <p>Opportunities to improve and expand on the existing tourism offer will generally be encouraged where they would be in sympathy with the character and scale of the town</p>	<p>Town centres identified at Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. Should incorporate a range of including convenience stores, supermarkets, comparison goods</p> <p>Emphasis will be on retaining range of provision to meet the needs of the town and its hinterland whilst supporting their role as local tourist centres.</p> <p>Emphasis on protecting existing centres.</p> <p>Specific policy guidance available for specific market towns.</p>

Key Service Centres (Policy SP27)		
<p>Allocations in the form of minor extensions to some villages to meet local needs</p> <p>Within the defined physical limits, development in the form of:</p> <ul style="list-style-type: none"> (i) Modest estate-scale development where consistent with scale and character (ii) Groups (iii) Infill <p>Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support.</p> <p>Affordable Housing provision:</p> <ul style="list-style-type: none"> (a) One in three homes in all developments of 3 homes or more in size (b) 100% on exception sites on the edges of the physical limit boundaries 	<p>General employment in larger settlements</p> <p>Emphasis on local employment in the smaller ones</p> <p>Emphasis on retention of existing businesses and areas in employment use to provide opportunities for expansion and start-up.</p>	<p>Small range of comparison and convenience shopping.</p> <p>Emphasis will be on retention of existing provision</p>
Local Service Centres (Policy SP27)		
<p>Allocations in the form of minor extensions to some villages which are consistent with their scale and character</p> <p>Within the defined physical limits development as appropriate normally in the form of:</p> <ul style="list-style-type: none"> (i) Groups or (ii) Infill <p>Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support</p> <p>Affordable Housing provision</p> <ul style="list-style-type: none"> (a) One in three homes in all housing developments of 3 homes or more in size; (b) 100% on exception sites on the edges of the physical limits boundaries 	<p>Emphasis on local employment</p> <p>Where provision exists emphasis will be on retention. Potential for expansion likely to be limited due to environmental and infrastructure limitations.</p> <p>New provision most likely to be provided through conversion/re-use of existing buildings and have tangible links to the local area.</p>	<p>Convenience shopping mainly. This could include provision in the form of a farm shop, or similar linked /ancillary to another use.</p> <p>Emphasis will be on retention of existing provision.</p>

Other Villages (Policy SP28)		
<p>No physical limits and very limited development.</p> <p>Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support</p> <p>Infill housing to meet agreed and evidenced local need and where there is an aspiration in a parish plan to become a sustainable settlement</p>	<p>Existing employment where it exists is linked predominantly to agricultural industry or other rural businesses.</p> <p>Emphasis will be on retaining existing uses.</p> <p>Farm diversification and tourism uses may be appropriate.</p>	<p>Where no provision currently exists this situation is unlikely to change.</p> <p>Farm shops or similar.</p>
Countryside*		
<p>No development other than in exceptional circumstances</p> <p>Infilling in clusters well related to sustainable settlements</p>	<p>Employment where it does exist is predominantly linked to agriculture or forestry.</p> <p>Farm diversification schemes and tourism uses may be appropriate.</p>	<p>Where no provision currently exists this situation is unlikely to change.</p> <p>Farm shop or similar.</p>

- Note that windfall sites may occur in settlements classified as Others Villages & Countryside but they are unidentifiable.

Strategic Policy SP20 – Eastern Ipswich Plan Area

The strategic approach to development in the Eastern Ipswich Plan Area can be divided into 3 sections – the area to be covered by the Martlesham Area Action Plan; the main urban corridor of Kesgrave, Grange Farm, Martlesham and Rushmere St Andrew; and the smaller settlements and countryside which surround these core areas.

The strategy for the Martlesham Area Action Plan is one:

- i) that contains well-planned, sustainable new housing of a mix of size, type and tenure linked to existing and proposed employment;
- ii) where the planned direction of controlled growth is eastwards from the A12 on land immediately abutting Adastral Park;
- iii) where opportunities for new employment provision have been maximised, with major national and international companies sitting alongside smaller ones, particularly those associated with the strategically important hi-tech business at BT;
- iv) where the Martlesham Heath Business Campus and extension to Ransomes Europark have been designated Strategic Employment Areas;
- v) where development has been phased and scaled to ensure that new or upgraded utility and other social and community provision is provided in advance of, or parallel to, new housing and employment provision;
- vi) that has created its own distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities within the larger area;
- vii) where public transport provision and foot and cycle paths have been upgraded and promoted to minimise the need to use private motor vehicles to access employment, schools and other key facilities;
- viii) where priority has been given to creating a safe and attractive environment, including the provision of advanced planting and landscaping to create new settlement boundaries that blend with the surrounding landscape;
- ix) that includes the retention of designated Sandlings areas on the edge of Ipswich because of their historic and biodiversity interests;

- x) that seeks to preserve and enhance environmentally sensitive locations within the Eastern Ipswich Plan Area and its surroundings; and
- xi) that maximises opportunities to achieve access to green space, including the countryside.

The transport and community infrastructure studies completed 2009 provide the background evidence to work with service providers and others to secure the necessary transport and other infrastructure to serve the proposed employment and housing.

The strategy for the urban corridor is for completion of existing long-standing housing allocations and other small scale development opportunities within the defined built up area. In particular, it is recognised that due to the significant levels of growth which have occurred over the past 10 or so years, that communities have the opportunity to settle and mature. Developments which offer the opportunity to support this broad approach will be supported.

Ransomes Europark, a strategic cross-boundary employment site is located within this area. Support is provided under policy SP5 for an extension of this business park into the district.

For the remainder of the area, policies SP28 and SP29 will apply. This part of the plan area is also important for the provision of green infrastructure. The Foxhall Tip is due to be restored to a country park towards the end of the plan period, adding to a number of other green infrastructure opportunities nearby. Opportunities to build on this type of provision to secure an improved network of green spaces around the more urban area will be supported.

The A14 is an important route on the European map because of its links to the Port. However, there are issues around the capacity of the road around Ipswich, particularly the Orwell Bridge, and the Council will work with adjoining authorities and the highway agencies to consider the options in respect of improving capacity and flow. Off-site Port related activities should be located on or well related to this route.

Strategic Policy SP21 – Felixstowe

The strategy for Felixstowe will be to reverse the recent trends towards a population imbalance, threats to local services and a decline in the fortunes of the town in order to enable it to fulfil its role as a major centre. It will be integrated with the objectives of 'Felixstowe and Trimleys Futures' a partnership aimed at social, economic and environmental regeneration of Felixstowe and the Trimleys.

The aim will be to achieve a thriving seaside town and port, attractive to residents of all ages, and welcoming to visitors who wish to experience the town's beautiful coastal location, proud Edwardian heritage, vibrant and diverse retail offer, café-culture and healthy outdoor lifestyle.

The Strategy, therefore, will seek to expand the local employment base to provide a wider range and choice of employment type and site together with enhanced education and skills, alongside that provided by an expanded port function. The regeneration of the resort area will be enabled to boost its appeal as a tourist destination and address issues of deprivation, particularly at the southern end (see also SP6 and SP8).

Expansion of the retail, service and other facilities available within the town centre will be supported to meet the needs of the whole population both resident and visitor.

Overall the Strategy will seek to expand the tourism role in terms of services, facilities and accommodation, building on the qualities and facilities offered by the town of Felixstowe, and creating strong links between the seafront and town centre areas. Regeneration and environmental projects will be contained within an Area Action Plan, itself to be the subject of public consultation. Implementation will be through partnership working with the public and private sectors.

Additional housing will be created. In the short to medium term this will represent organic and evolutionary growth in the Felixstowe and Trimleys area over a mixture of sites immediately abutting existing built up areas, whilst preserving as far as possible prime agricultural land for

essential food production. This will provide a scale and range of housing to meet the needs of the existing and future populations as well as to create a more sustainable balance between housing and employment, thereby providing an opportunity to reduce commuting. The constraints and opportunities posed by the location at the end of a peninsula with limited access via road and rail are recognised, as are the proximity of national landscape and nature conservation designations, the risk from tidal flooding, a quality historic core and many attractive neighbourhoods.

Infrastructure needs to be accorded priority include:

- (a) a significant improvement to the Dock Spur Road beyond those proposed by the Felixstowe Port Reconfiguration;
- (b) improved access to the Dock from Felixstowe, Walton and the Trimley villages;
- (c) good access from any proposed housing sites to the town centre of Felixstowe;
- (d) the future dualling of the railway track for the wider community;
- (e) adequate primary and secondary school provision;
- (f) appropriate healthcare facilities;
- (g) to provide for the growing need for allotments;
- (h) cemetery provision;
- (i) significant improvement, expansion and retention of sport and leisure facilities;
- (j) adequate water, electricity, sewers etc. and
- (k) realising opportunities to achieve access to green space including countryside.

Strategic Policy SP22 – Aldeburgh

The strategy for Aldeburgh is set within the context of the acknowledged physical and natural constraints. However, these must not outweigh the retention of a balanced, cohesive and socially inclusive community. There will not be a need to allocate land for housing. Therefore, new development will occur through the development of previously developed land including infilling.

The Strategy will aim towards a small town that:

- (a) retains and protects its close-knit historic character without suffering the effects of “town cramming”;
- (b) retains and enhances its retail and service offer, serving both town residents (in an accessible location) and those of its rural hinterland alike;
- (c) has sufficient services and facilities, particularly health and education, to serve the population profile;
- (d) has the benefit of new housing for local people, created in order to address the age imbalance of the population and enabling local residents to remain within the area;
- (e) retains the sensitive environment generally, particularly the setting and edges of the town;
- (f) has the benefit of traffic management measures in the High Street and elsewhere, providing an improved physical environment within the central areas and restricting potential damage to the sea defences to the south of the town;
- (g) retains its role as a tourist centre, offering a range of accommodation and visitor attractions; and
- (h) has its flood risk minimised and defences effectively managed.

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, occur within the defined physical limits or in accordance with other policies in the Core Strategy. Opportunities on previously developed land are minimal.

Strategic Policy SP23 – Framlingham

The strategy for Framlingham is to promote and enable it to remain a largely selfsufficient market town within the district, meeting the day-to-day needs of local residents and businesses within the town and its hinterland, and supporting it as a tourist destination.

Overall, it must:

- (a) maintain its high quality historic character without suffering the effects of “town cramming”;
- (b) maintain a healthy retail and service offer, serving both existing and future residents alike, as well as its hinterland and visitor populations;

- (c) have sufficient services and facilities, particularly health, education and community facilities, to serve the population profile;
- (d) maximise the opportunity to redevelop vacant brownfield land on the edge of the settlement to create new mixed use development of housing and employment, tailored to meet the needs of the local population;
- (e) increase the scale and range of the employment offer;
- (f) retain the sensitive setting and edges of the town;
- (g) retain its role as a tourist centre, offering a range of accommodation and visitor attractions and facilities, but ensuring that any retail element is balanced so as not to detract from that available and designed to serve the needs of the local resident population;
- (h) benefit from improved utility provision; and gain from improved access to the town centre through improvements to the town car parks, linked to improved local public transport provision.

Strategic Policy SP24 – Leiston

The strategy for Leiston is to consolidate and build on the role of the town not only in relation to its own residents and rural hinterland, but also in recognition of the wider role it plays in the provision of leisure, education and employment facilities for other neighbouring market towns. At the same time, to recognise and work with the unique combination of circumstances that apply to the town, given the presence of the Sizewell nuclear facility. In the absence of a final decision with regard to new nuclear provision at Sizewell, the strategy for the town is to:-

- (a) identify land for new housing provision, with priority being given to affordable housing to meet local needs;
- (b) work within the nuclear safeguarding limits to maintain the vibrancy of the town, with efforts being concentrated on retaining and improving the quality and range of facilities available to local residents and an improved physical environment;
- (c) retain, strengthen and expand its employment base, despite the detrimental effects of decommissioning Sizewell Station 'A';
- (d) achieve social and community benefits from future investment at Sizewell;
- (e) accept and embrace an incremental improvement in its tourism offer, building on its location and its industrial heritage; and
- (f) protect and enhance the setting to the town.

The unique circumstances of nuclear safeguarding limit the future expansion of the town. Opportunities exist, however, for development within the physical limits of the town on previously developed land and also in part on greenfield sites on the edge of the town. These will be considered as part of the Area Action Plan.

Given the availability of facilities such as a High School and leisure centre, which serve a wide rural catchment area, the Council will work with public transport providers to maintain and improve accessibility.

In the event that Sizewell is agreed by Government, the approach to future development is set out in policy SP13.

Strategic Policy SP25 – Saxmundham

The strategy for Saxmundham focuses on its function as a local retail, employment (including Kelsale cum Carlton) and service centre. It must make the most of its assets, including the historic centre, as well as road and rail infrastructure, but have due regard to local constraints such as the A12 to the west. There is also an area to the east at risk from flooding from the River Fromus. There is a need to identify and exploit opportunities that encourage and facilitate greater social integration for new and existing residents.

The Strategy for Saxmundham is, therefore, to:

- (a) consolidate its role as a market town providing for the range of retail, social and community needs of its resident population and rural hinterland;
- (b) enable limited 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;

- (c) identify opportunities and undertake works to up-grade the physical environment within the town centre, improving its appeal to both residents and tourists;
- (d) increase the employment base to offer improved job prospects within the local area, including making the most of opportunities linked to its location within the development of a low carbon corridor between Sizewell and Lowestoft;
- (e) improve pedestrian and cycle links to the town centre and railway station from residential areas and the surrounding parishes; and
- (f) make it an integrated transport hub on the East Suffolk rail-line, thereby serving the local area for the benefit of residents and tourists.

Strategic Policy SP26 – Woodbridge

The strategy for Woodbridge is to balance opportunities with the acknowledged physical and environmental constraints (notably the Deben estuary with its nature conservation and landscape designations to the east, the A12 to the west, areas at risk from flooding, and its high quality historic built environment) in order to maintain and enhance its roles as the principle market town within the district, an employment centre and a tourist destination.

The Strategy, therefore, is to consolidate a town that:

- (a) retains the quality of the built environment and the character of the riverside and estuary;
- (b) experiences limited growth on a range of sites across the town;
- (c) retains the A12 as a firm edge to the town;
- (d) has enhanced links between the town centre, Market Hill and the riverside;
- (e) enjoys a vibrant riverside environment that incorporates a range of uses. Residential uses in the riverside will be resisted to ensure that employment uses and its tourism and amenity offers are not jeopardised;
- (f) has enhanced the quality of its town centre through the retention and enhancement of its anchor stores as well as encouragement of small scale, independent retail businesses;
- (g) provides a balanced range of provision to meet the needs of residents – both locally and from the rural catchment area - and tourists;
- (h) actively manages traffic and visitors to the town and surrounding area through the use of suitable car parking and signage;
- (i) represents an attractive ‘gateway’ into the area of outstanding natural beauty where the scale of new development and standard of design reflects that function, particularly at Melton; and
- (j) encourages wider use of walking (including within the town centre), cycling and public transport.

Further significant peripheral expansion of Woodbridge (and Melton) would not 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

Given the availability of facilities such as a High School and leisure centre, which serve a wide rural catchment area, the Council will work with public transport providers to maintain and improve accessibility.

KEY AND LOCAL SERVICES

Strategic Policy SP27 – Key and Local Service Centres

The Strategy for the communities outside of the Market Towns and the Major Centres and identified as Key and Local Service Centres is to:

- (a) retain the diverse network of communities, supporting and reinforcing their individual character;
- (b) 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 also be made in respect of affordable housing in accordance with policy DM1.

- (c) promote the combination of open market and affordable housing in order to encourage and enable young and old the opportunity to remain within their local communities;
- (d) enable organic development to occur in respect of settlements where opportunities within defined physical limits are severely limited. This may be in the form of the inclusion of potential sites within physical limits boundaries when they are drawn, or development within adjacent 'clusters' (see DM4) subject to defined criteria;
- (e) secure the provision of services and facilities required to meet the day to day needs of the local population, primarily at locations within the Key Service Centres but supported by increased access provision to enable residents of the smaller settlements to utilise them; and
- (f) work with partners to address the issue of rural isolation through the innovative use of alternative transport other than by private motorcar, as well as improved communication technologies.

Strategic Policy SP28 – Other Villages

New housing will firstly and primarily be directed to and integrated within the settlements for which physical limits boundaries have been defined. The strategy for new housing in Other Villages is that it be strictly controlled and limited to:

- (a) replacement dwellings on a one to one basis where they are no more prominent or visually intrusive in the countryside than the building to be replaced;
- (b) the sub-division of an existing larger dwelling where this would meet a local need;
- (c) conversion of an existing building subject to certain controls; and
- (d) where there is 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 also be made in respect of affordable housing in accordance with policy DM1.

New housing might be permitted in order to address local needs but only in exceptional circumstances. Such circumstances might be:

- (i) in the form of the infilling of a plot within the physical core of the settlement by one or two dwellings for affordable housing if the community can demonstrate the aspiration to achieve some form of sustainability through local initiatives and this is contained within an adopted parish plan.

The cumulative impact on the character of the settlement through the development of a number of sites over time will be taken into account; or

- (ii) workers' dwellings for agricultural, forestry and other rural-based enterprises which satisfy the criteria set out in Annex A of national policy guidance PPS7.

Strategic Policy SP29 –The Countryside

The Countryside will be protected for its own sake.

The Strategy in respect of new development outside the physical limits of those settlements defined as Major Centres, Towns, Key Service Centres or Local Service Centres is that it will only be permitted in exceptional circumstances. Such circumstances are identified in specific Strategic Policies and Development Management Policies.

Strategic Policy SP30 – The Coastal Zone

This Core Strategy recognises the need for a sustainable approach to addressing climate change and coastal processes.

The local authorities, Environment Agency, Natural England, the Marine Management Organisation and the Suffolk Coast and Heaths Unit are committed to developing an integrated approach to the management of the coastal areas of Suffolk.

Within Suffolk Coastal specifically, the District Council will promote with partners 'Integrated Coastal Zone Management', including the preparation of a comprehensive management plan for the coast and estuarine areas, supported by plans for specific areas. These will take account of their economic, community and environmental needs as well as predicted changes in circumstances (including the consequences of climate change).

Where it is consistent with those plans the following will be supported and promoted:

- (a) Development that contributes towards the sustainable future of coastal and estuarine areas; and
- (b) Investment and resources from individual, private and third sector for coastal defence and adaptation measures to mitigate against future erosion and flooding risks where it also meets the wider community objectives for the and/or enables the area and pattern of development to adapt to change.

Until they have been prepared, development will be resisted where it conflicts with the adopted Strategic Flood Risk Assessment, the Shoreline Management Plan and Estuary Management Plans as endorsed by the Council.

In order to optimise the resources available to defend or adapt to flooding/erosion, individual investments will not be supported where there is the opportunity, in a particular locality, to link more than one development to achieve a comprehensive scheme that better meets the objectives for that area.

DEVELOPMENT MANAGEMENT POLICIES

Development Management Policy DM1 – Affordable Housing on Exception Sites

Exceptionally, the District Council may be prepared to permit a small residential development in order to meet a particular local need for affordable housing for those whose incomes are too low to buy in the open market and for whom there is insufficient rented accommodation which cannot be provided in any other way:

- On a site which abuts or is well-related to the physical limits boundary of a Market Town, Key Service Centre or Local Service Centre; or
- Within an 'Other Village' where its scale is in keeping with its setting.

Such provision will be subject to the following criteria:

- a. Any proposal will be considered in relation to the scale and character of the settlement, availability of services and facilities, highway safety, effect on the surrounding countryside and residential amenity;
- b. The local need for affordable housing shall first have been quantified within an area to be agreed by the District Council, which will have regard to the Suffolk Coastal Local Housing Assessment, the Strategic Housing Market Assessment and any Parish Plan ; and
- c. The site shall be subject to a Legal Agreement with the District Council, which provides for permanent control and management of properties to ensure their retention for local need.

Where, through its Parish Plan or local housing needs survey a parish, has identified a demand for local need affordable housing and has identified an 'Exception Site' that has not been allocated and would not normally receive planning permission, provision is made for a maximum of one in three units to be open market, to act as an incentive to landowners to release their land.

Development Management Policy DM2 – Affordable Housing on Residential Sites

In considering planning applications for the development of:

- Six or more additional housing units in Major Centres and Towns, or
- Three or more additional housing units in Key Service Centres and Local Service Centres

whether in total or in phases, the District Council will expect 1 in 3 units to be affordable housing unless its provision is not required due to:

- (a) Lack of identified local need in the area;
- (b) Site conditions, suitability and economics of provision;
- (c) The proximity of local services and facilities, as well as suitable access by public transport to a Market Town or Key Service Centre; or

(d) Whether the provision of affordable housing would prejudice the realisation of other planning objectives.

The District Council will need to be satisfied as to the adequacy of arrangements to ensure that these homes are offered to local people who can demonstrate need, at a price which they can afford, and that its enjoyment is by successive, as well as initial, occupiers.

In exceptional circumstances, where the District Council and the developer consider that a site is not suitable to accommodate an element of affordable housing, the District Council will expect a financial or other contribution towards the provision of affordable housing on a different site within the same area.

Development Management Policy DM3 – Housing in the Countryside

New housing will firstly and primarily be directed to, and integrated within, the settlements for which physical limits boundaries have been defined. In the interests of protecting the countryside for its own sake as well as meeting sustainable objectives, new housing in the countryside will be strictly controlled and limited to:

- (a) Workers' dwellings for agricultural, forestry and other rural-based enterprises which satisfy the criteria set out in Annex A of national policy PPS7;
- (b) Replacement dwellings on a one to one basis where they are no more visually intrusive in the countryside than the building to be replaced;
- (c) The sub-division of an existing larger dwelling where this would meet a local need;
- (d) Affordable housing on 'exception' sites in accordance with policy DM1;
- (e) Conversions of existing buildings subject to certain controls (Policy DM13); and
- (f) Minor infilling within clusters of dwellings well related to existing sustainable settlements (Policy DM4).

Housing will not be permitted in the Countryside where there is no proven functional need for it to be there. This would include houseboats and dwellings related to such uses as equestrian activities, farm shops, and golf courses.

Particular care will be taken in respect of residential annexes to ensure that, through design and/or planning conditions, annexes are not able to be separated from the main building in order to create a separate dwelling.

Accommodation for Gypsies, Travellers and Travelling Showpersons may be permitted in accordance with policies SP4 and DM9

Development Management Policy DM4 – Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' will be acceptable, subject to satisfying the following criteria:

- a. The scale of development consists of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage;
- b. It would not cause undue harm to the character and appearance of the cluster or any harmful visual intrusion into the surrounding landscape;
- c. Particular care will be exercised in sensitive locations such as conservation areas, the Area Of Outstanding Natural Beauty and special landscape areas; and
- d. The cumulative impact of proposals will be a major consideration

A 'cluster' in this context:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway;
- Contains 5 or more dwellings; and
- Is located no more than 150 metres from the edge of an existing settlement identified as a Major Centre, Town, Key Service Centre or Local Service Centre. This distance may be extended to 300 metres if a footway* is present.

Development Management Policy DM5 – Conversions and Houses in Multiple Occupation

Planning applications relating to conversion of houses into units of multiple occupation and flats/bedsits will be considered against the following criteria:

- (i) the sub-division of housing suitable for single household occupation may be permitted, provided that there is no material adverse impact on the external character of the dwelling and the area within which it is located;
- (ii) the loss of existing self-contained flats which presently meet the Council's standards will be resisted. New proposals for the conversion of property to non self-contained dwelling units will not be supported;
- (iii) in respect of car parking provision, where there is a concentration of large houses or buildings in multiple occupation and no, or limited, on-street parking, each proposal will be considered on its merits and against the following criteria:
 - the availability of public car parking nearby;
 - the adverse effect of on-site parking on residential amenity and the overall character of the area; and
 - the availability of public transport;
- (iv) external staircases and large extensions which reduce the amenities of adjoining residents and/or the private amenity space available to future residents to an unacceptable degree, will not be acceptable; and
- (v) potential amenity problems resulting from structure-borne noise when considering planning application for conversion to flats and bedsits.

Development Management Policy DM6 – Residential Annexes

The creation of self-contained annexes to existing dwellings in order to accommodate, for example, an elderly or disabled dependant, will only be permitted in the following circumstances:

- a. in the form of an extension, where the extension is capable of being incorporated into the existing dwelling when no longer required; or
- b. in the form of the conversion of an outbuilding or construction of a new building within the curtilage where it is well-related to the existing dwelling. In both circumstances:
 - (i) there must not be any significant adverse effect on residential or visual amenity;
 - (ii) in the Countryside there must not be a material impact on the landscape; and
 - (iii) conditions will be applied to limit occupation to prevent future use as a separate dwelling.

Development Management Policy DM7 – Infilling and Backland Development within Settlement Envelopes

Proposals for the sub-division of plots to provide additional dwellings will be permitted provided that:

- it would not result in a cramped form of development out of character with the street scene;
- it would not result either in tandem and similar unsatisfactory types of backland development that would significantly reduce residential amenity, mainly as a result of increased noise and loss of privacy, or result in the erosion of the particular character of the surroundings;
- the proposal is well related to adjacent properties and not designed in isolation;
- appropriate provision is made for a reasonable size curtilage for the existing buildings and proposed dwelling(s); and
- the proposed development would make efficient use of land and not prejudice the potential for comprehensive development on adjacent land.

Development Management Policy DM8 – Extensions to Residential Curtilages

In considering planning applications for the extension of residential curtilages into the countryside, the District Council will seek to ensure that:

- (a) The resulting size of the curtilage reflects the scale and the location of the dwelling within the existing curtilage;
- (b) Its use would not result in visual intrusion caused by developments ancillary to the residential use;
- (c) It does not remove or enclose an existing native species hedgerow within the resulting curtilage unless replaced by a similar hedgerow; and
- (d) The proposed boundary feature of the extended curtilage is of a form that reflects its location e.g. a native species hedgerow.

In granting planning consent for the extension of residential curtilages, the District Council will consider the removal of Permitted Development Rights.

Development Management Policy DM9 – Gypsies, Travellers and Travelling Showpersons

Gypsies and Travellers have specific housing needs that the District Council is required to address. However, there are no authorised sites within the district. Proposals for new Gypsy or Traveller sites will only be approved in exceptional circumstances.

Proposals will be assessed against the following criteria:

Personal Criteria -

- The proposed occupants meet the definition of a Gypsy or Traveller; and
- The occupants can prove a local connection e.g. work, family, children's education;

Site Specific Criteria - Firstly, in relation to permanent (residential) pitch(es):

- The site is well related to a Major Centre, Town, Key or Local Service Centre. Where the requirement for a site is linked to the education or health needs of the applicant or their dependant(s), sites should be directed to those towns or service centres where these facilities are provided;
- The site is capable of being provided with mains water and adequate sewage/ waste disposal provision (including provision for the storage of waste prior to disposal);
- The site is acceptable in terms of highway safety;
- The site is designed so as to minimise visual impact on the surrounding area;
- The site is so designed as to minimise any impact on nature conservation interests within or adjoining it;
- The site is not liable to flooding;
- No industrial, retail, commercial, or commercial storage activities will take place on the site apart from storage required in relation to a travelling circus;
- That the scale and range of uses proposed within the site are acceptable in terms of their impact on any existing neighbouring uses; and
- Individual sites should not normally exceed 6 pitches

Secondly, in relation to transit sites, in addition to the above:

- The site is well related to the primary road network.

In the case of transit sites there will be a planning condition to ensure that the length of stay for each caravan will be no longer than 28 days with no return to the site within 3 months.

THE ECONOMY

Development Management Policy DM10 – Protection of Employment Sites

Permission for the change of use or redevelopment of existing sites with an employment use, including small sites, to a non-employment use will not be granted unless either:

(a) the applicant has clearly demonstrated there is no current or long term demand for the retention of all or part of the site for employment use:

- (i) within the same use class;
- (ii) for a mix of employment uses; or
- (iii) for a mix of employment uses with other non-employment uses, excluding residential; or

(b) there would be a substantial planning benefit in permitting alternative uses.

The form and details of the evidence submitted in support of an application, such as where and for how long a property has been marketed, should be agreed with the planning authority prior to the submission of an application.

Proposals for change to residential use will only be considered where part (a) has been satisfied and only on sites within settlements that have a defined physical limits boundary.

Development Management Policy DM11 – Warehousing and Storage

Proposals for warehouses and storage depots (Class B8 uses under the Use Class Order), including for container compounds and handling areas, will be restricted to areas identified in the Local Development Framework (LDF) as being suitable for the use, such as General Employment Areas. Outside these areas, such uses will not be permitted.

An exception may be made for agricultural proposals required for local distribution purposes (DM15) but only in locations well related to the primary route network.

Development Management Policy DM12 – Expansion and Intensification of Employment Sites

Proposals to expand or intensify existing employment sites will not be permitted where:

- (a) the scale of the development would cause overriding problems for transport, housing, provision of services, impact on neighbouring residential uses, or the conservation of the environment;
- (b) there will be material harm to living conditions of local residents; and
- (c) potential mitigation measures to address increased traffic movements generated by development will be ineffective.

Where sites are located in primarily residential areas and proposals would cause overriding problems, the District Council will seek to assist in identifying alternative sustainable locations more appropriate for the resulting activity on the site.

Development Management Policy DM13 – Conversion and Re-use of Redundant Buildings in the Countryside

In considering proposals for the re-use and conversion of redundant buildings in the countryside, the District Council will only grant permission if the following criteria are satisfied:

- (a) the design aspects, particularly the scale and character, are suitable for its particular rural location and setting;
- (b) any alterations respect the character of the existing building(s), particularly where it is of traditional design;
- (c) the local road network is able to accommodate the amount and type of traffic generated by the proposal without having a materially adverse effect on highway safety and the amenity of local residents;
- (d) where required, evidence in the form of survey work is provided in order to identify legally protected wildlife species and their habitats, and adequate provision is made to safeguard any that might be found;
- (e) in the case of an employment use, the business should be of a scale appropriate to its location, and preferably provide jobs and/or services for the local community. It should also be well related to sustainable settlements;
- (f) applications affecting buildings of historical or architectural interest must be supported by a full structural survey; and
- (g) conversion to residential use will only be permitted where:
 - (i) subject to it being well related to either Major Centres, Towns, Key and Local Service Centres, it is essential to retain the building because of its architectural or historical interest, its contribution to the character of the countryside through its presence in the landscape or because of its contribution to a group of buildings in the countryside;
 - (ii) the building is in sound condition and will not require substantial alteration and extension;
 - (iii) the applicant has demonstrated to the satisfaction of the District Council that the building is unsuitable for alternative uses and a residential use is the only possible way that the building can be retained;
 - (iv) the building is of permanent and substantial construction;
 - (v) the creation of a residential curtilage will not have a harmful impact on the character of the countryside; and
 - (vi) it does not involve the conversion of a recently constructed agricultural building(s) that has not been materially used for agricultural purposes.

Where substantial reconstruction is necessary, the proposal will be considered in the same way as a new building in the Countryside and assessed against other Strategic and Development Management policies of this Core Strategy.

Development Management Policy DM14 – Farm Diversification

Proposals for the diversification of farm enterprises will be granted planning permission if the following criteria are satisfied:

- (a) The proposal should be of a use and of a scale that relates well to its setting. The use proposed should have regard to the immediate road network and accessibility to the primary road network, and should not lead to traffic movements that would prejudice highway safety, the free flow of traffic, or materially harm the living conditions of local residents;
- (b) The application is supported by information that demonstrates that the diversification scheme contributes to the viability of the farm as a whole and its continued operation, or to the sustainability of the local community;
- (c) The proposal either retains existing, provides additional or creates alternative employment, or is for community purposes; and
- (d) The proposal does not involve a residential use except where consistent with other Strategic or Development Management policies.

In respect of (b), the District Council will have regard to the nature of the use and the need for a rural location.

Development Management Policy DM15 –Agricultural Buildings and Structures

Proposals for agricultural buildings and structures for livestock and bulk storage will be permitted in the countryside provided that:

- (a) the building/structure does not intrude materially into the landscape, particularly within the Area of Outstanding Natural Beauty and Special Landscape Areas;
- (b) it can be demonstrated that the local road system is adequate, the site is well related to the primary road network, and the proposal does not compromise highway safety or the free flow of traffic;
- (c) in the case of a building(s) for livestock, the proposal includes appropriate measures for the disposal of effluent; and
- (d) in the case of food preparation, the proposal relates to the agricultural unit or group of units on which the crops are grown.

Where planning permission is granted, an appropriate standard of design, a suitable landscape scheme to reflect the scale of the development and other appropriate measures to minimise the impact of the development will be prerequisites.

Development Management Policy DM16 – Farm Shops

Proposals for retail uses linked with an existing farm unit or nursery will be approved subject to satisfactory compliance with the following criteria:

- a) the proposal does not compromise highway safety or the free flow of traffic, and there is adequate off road car parking and a suitable access from the highway;
- b) new buildings will not be permitted, except where:
 - (i) it has been demonstrated that no existing buildings are suitable for the use;
 - (ii) they avoid open countryside;
 - (iii) the scale, nature, design, materials and siting of the retail accommodation is compatible with the existing farm and buildings; and
 - (iv) it will not result in a scale of activity that has a detrimental impact, in physical and economic terms, on the surrounding area; and
- c) the conversion of an existing building, or buildings, to a farm shop should, where appropriate, retain the traditional character.

The District Council will support farm shops selling a range of produce, including some non-local produce, where this provides a sufficiently wide selection to overcome problems of seasonality, provide for continuing employment, provide a facility not otherwise available to a local community and present no threat to nearby local shops. Where planning permission is granted for a farm shop, the Council may consider using planning conditions, where appropriate, to impose limits on the broad types of produce that may be sold.

Elsewhere in the Countryside, proposals for retail development not related to a farm unit will be directed towards higher order settlements that by their nature are more sustainable.

Development Management Policy DM17 – Touring Caravan , Camper Vans and Camping Sites

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. Elsewhere, new sites will only be acceptable where:

- (a) they are of a scale appropriate to the nature of the site and its setting;
- (b) they are of a high standard of design;
- (c) the road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety; and
- (d) there are services available (i.e. the provision of mains water and adequate sewage/waste disposal).

Extensions to existing sites will only be acceptable where they:

- (i) do not have a materially adverse impact on the landscape or wildlife;
- (ii) are small in scale relative to the existing site (and in this respect the cumulative effect of a number of proposals will be taken into consideration);
- (iii) are of a high standard of design; and
- (iv) facilitate visual improvements where necessary in the form of layout and landscaping.

Where new sites or extensions are allowed, a condition will be imposed which requires a break in use of at least 56 days depending upon the local circumstances. Such circumstances would include the location, the exposed nature in winter, or the need to protect adjacent wildlife sites.

The use of the site for holiday purposes will also be controlled by condition.

Development Management Policy DM18 – Static Holiday Caravans, Cabins and Chalets

In respect of sites for static holiday caravans, cabins, chalets and similar accommodation, 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.

Elsewhere, such proposals will only be acceptable where:

- (a) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
- (b) They are of a scale appropriate to the nature of the location and its setting. In this respect the cumulative impact will also be a material consideration;
- (c) They are of a high standard of design;
- (d) They are to be used as holiday accommodation only, and not for permanent residential accommodation; and
- (e) There are services available (i.e. the provision of mains water and adequate sewage/waste disposal).

Where planning permission is granted, a condition will be imposed to ensure that no holiday unit on the site shall be occupied by the same person(s) for 56 days or more in a calendar year.

Development Management Policy DM19 – Parking Standards

Proposals for all types of new development will be required to conform to the District Council's adopted parking standards as set out in a supplementary planning document.

However, in town centres and other locations with good access to public transport the District Council may make exceptions as a transport management tool or where it is impracticable to make parking provision on-site.

In such cases the Council may also, in order to allow the development to proceed, invite applicants to contribute to the provision of cycling provision, walking measures, public transport, or additional public car parking spaces in line of any shortfall in car parking provision.

Development Management Policy DM20 – Travel Plans

Proposals for new development that would have significant transport implications should be accompanied by a 'green travel plan'. It is not necessarily the size of the development that would trigger the need for such a plan but more the nature of the use and would include:

- (a) new employment sites employing over 10 people;
- (b) a use which is aimed at the public (eg retail, leisure activities); or
- (c) major residential development

The travel plans should seek to:

- (i) reduce the use of private cars by encouraging car sharing;
- (ii) provide links to enable the use of public transport;
- (iii) improve road safety for pedestrians and cyclists; and
- (iv) identify any mitigation works to be funded by the developer in conjunction with the proposal, such as improvements of facilities at the nearest transport interchanges.

A condition or a legal agreement will be imposed to ensure implementation of the travel plan.

Development Management Policy DM21 – Design: Aesthetics

Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted. Development will only be permitted where the following criteria are met:

- (a) proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form;
- (b) in areas of little or no varied townscape quality, the form, density and design of proposals should create a new composition and point of interest, which will provide a positive improvement in the standard of the built environment of the area generally;
- (c) alterations and extensions to existing buildings should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building;
- (d) in order for extensions to existing buildings to be acceptable, particularly on those that are considered to be architecturally and historically important (including vernacular architecture) and those located in sensitive locations, the extension shall be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site;
- (e) layouts should incorporate and protect existing site features of landscape, ecological or amenity value as well as enhance such features e.g. habitat creation; and
- (f) attention must be given to the form, scale, use, and landscape of the spaces between buildings and the boundary treatment of individual sites, particularly on the edge of settlements.

The District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of proposals for

new buildings and conversion of existing buildings, provided it would not seriously detract from the character of the area.

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.

Development Management Policy DM22 – Design: Function

Proposals should make provision for their functional requirements. Planning permission will only be granted for new development if the following criteria are met:

- (a) The design and layout of the development provides and maintains safe and convenient access for people with disabilities;
- (b) New development generally makes adequate provision for public transport, cars, cycling, garages, parking areas, access ways, footways, etc in a manner whereby such provision does not dominate or prejudice the overall quality of design and appearance;
- (c) Provision is made to enable access, turning and manoeuvring for emergency vehicles and the collection of waste; and
- (d) Proposals for development take into account the need for crime prevention. Particular attention will be paid to such features as secure design, natural surveillance, adequate lighting and visibility.

Proposals aimed at reducing crime within existing development areas will be supported provided that they are not in conflict with the objectives of other plan policies.

The District Council will also support and strongly encourage water conservation measures such as grey water systems, permeable soakaways, and water efficiency devices.

Development Management Policy DM23 – Residential Amenity

When considering the impact of new development on residential amenity, the Council will have regard to the following:

- (a) privacy/overlooking;
- (b) outlook;
- (c) access to daylight and sunlight;
- (d) noise and disturbance;
- (e) the resulting physical relationship with other properties;
- (f) light spillage, air quality and other forms of pollution; and
- (g) safety and security

Development will only be acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of the development.

Development Management Policy DM24 – Sustainable Construction

The Council will expect all new developments, including redevelopment and refurbishment of existing buildings, to use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care in order to take into account the effects of climate change.

In order to satisfy this developments should:

- a) In the case of housing, meet at least the following Code for Sustainable Homes star levels once successive updates to Part L of the Building Regulations come into force:
 - (i) in 2010 – level 3
 - (ii) in 2013 – level 4
 - (iii) in 2016 – level 6
- b) In the case of non-domestic buildings, meet at least the following percentage CO2 reductions of the Building Emission Rate compared to the Target Emission Rate (as defined in the Building Regulations) once successive updates to Part L of the Building Regulations has come into force:

- (i) in 2010 – 25% reduction
- (ii) in 2013 – 44% reduction
- (iii) in 2016 – zero carbon

Proposals for development should demonstrate an active consideration of the Suffolk Coastal Renewable & Low Carbon Technical Study and in particular, the Energy Opportunities Plan (EOP). The EOP shows areas where there is potential for developments to meet a higher level of the Code for Sustainable Homes. The Site Specific Allocations and Area Action Plan Development Plan

Documents will set out any further requirements necessary in these areas.

Development Management Policy DM25– Art

When considering applications for major development the District Council will require the provision of new publicly accessible works of art.

The design and execution of public art should, wherever possible, involve the local community and a local artist, and should always involve the artist in the design process at the outset, in order to maximise the use of public art as an enhancement facility to achieve a sense of place and identity.

The District Council will seek a legal agreement relating to the future maintenance of the art feature where appropriate.

Development Management Policy DM26 – Lighting

The District Council will seek to minimise light pollution. Applications for development requiring or likely to require external lighting should include details of lighting schemes. This should include position, height, aiming points, lighting levels and a polar luminance diagram.

Applicants will need to satisfy the District Council that:

- (a) The proposed lighting scheme is the minimum needed for security, *Reviewed Core Strategy & Development Management Policies – November 2010* 133 working purposes, recreational or other use of the land;
- (b) It is designed so to minimise pollution from glare and light spillage, particularly to residential and commercial areas, areas of nature conservation importance, and areas whose open and landscape qualities would be affected; and
- (c) There will be no glare or light spillage onto highways which could dazzle, distract or disorientate road users using them.

In order to prevent unnecessary intrusion into the countryside, or the effect on residential amenity, the District Council may seek to control the days and times of use of lighting.

Development Management Policy DM27 – Biodiversity and Geodiversity

Development will not be permitted where there is an unacceptable impact on biodiversity and geodiversity having regard to the following;

- (a) The status and designation of sites, habitats and species;
- (b) The need to avoid the loss and fragmentation of important sites and habitats; and
- (c) The impact and effectiveness of any mitigation measures proposed to minimize and/or protect sites, habitats and species. Mitigation measures that encourage biodiversity will be looked upon favourably.

Where development is permitted, the retention or replacement of important sites and habitats will be sought through conditions or legal agreement. Opportunities will also be taken to create and enhance wildlife corridors and networks.

Improved site management and increased public access to sites will be encouraged where appropriate.

Development Management Policy DM28 – Flood Risk

Proposals for new development, or the intensification of existing development,

will not be permitted in areas at high risk from flooding, i.e. Flood Zones 2 and 3, unless the applicant has satisfied the 'sequential test' outlined in national Planning Policy Statement PPS25 and its successors. Where the proposal is one for housing, the geographical area of search for alternative sites will be determined by the following principles:

(a) Affordable Housing:

Where a site is within the physical limits boundary of a Major Centre, Town or Key Service Centre and there is an identified need for the affordable housing, the geographical area of search for a sequentially preferable site is the physical limits boundary. If there are no sequentially preferable sites capable of accommodating the development, then the proposal will be supported in principle subject to passing the 'exception test' set out in appendix D of PPS25. Where the scheme is to be approved, it will be subject to a S106 Agreement which ensures that the affordable housing is retained as such in perpetuity.

Where a site is outside the physical limits boundary of a Town or Key Service Centre and is being promoted as an "exception site"* the same principles will apply. However, the applicant will need to demonstrate that all other potential "exception sites" have been examined and there are no sequentially preferable sites available in locations abutting or well-related to the particular settlement boundary.

Affordable housing will not be permitted in areas of high risk of flooding within or outside other settlement categories.

(b) Open market housing:

Where a site is within the physical limits boundary of a Major Centre, Town or Key Service Centre and there is an identified need for the housing in order to meet the requirements as set out elsewhere in this Core Strategy or to maintain a 5 year supply of housing land, the geographical area of search for a *Reviewed Core Strategy & Development Management Policies – November 2010* 135 sequentially preferable site is the housing market area**. If there are no sequentially preferable sites capable of accommodating the development, then the proposal will be supported in principle subject to passing the 'exception test' set out in appendix D of PPS25.

In the case of both affordable and open market housing, of particular relevance when applying the 'exception test' will be where significant redevelopment, or regeneration is required in order to achieve the Objectives or implement the Strategy for a particular settlement or settlement type.

In all other areas new housing should not be permitted within Flood Zones 2 or 3.

Within all areas at high risk from flooding the proposal must be accompanied by a flood risk assessment which shows that the proposal:

- (a) Is unlikely to impede materially the flow or storage of flood water or increase the risk of flooding elsewhere (for example, due to additional water run-off); and
- (b) Would not increase the number of people or properties at risk from flooding, by including appropriate mitigation measures to prevent this occurring.

Development Management Policy DM29 – Telecommunications

Proposals for telecommunications installations, including masts, antennae, dishes and other apparatus, will only be permitted where they comply with the following criteria:

- (a) the siting and external appearance of all installations, including any location or landscaping requirements, shall be designed to minimise the impact of the development on its surroundings while respecting the need for operating efficiency, and the technical and legal constraints placed on operators;
- (b) any antennae proposed for erection on buildings shall, so far as is practicable, be sited and designed to minimise their impact on the external appearance of the building; and

(c) applications shall be supported by evidence to demonstrate that the possibility of erecting antennae on an existing building, mast or other structure has been fully explored and that there are no better alternative locations.

In sensitive locations more stringent controls will be exercised. These sensitive locations include Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Conservation Areas, Special Landscape Areas, Historic Parklands, other areas with special designations, and those near listed buildings or within the setting of listed buildings. Proposals will be permitted

only where they meet the above criteria and are supported by evidence to demonstrate:

- (i) that they would meet an essential need, for example by providing an essential link to national services; and
- (ii) that there are no suitable alternative sites in less sensitive locations.

If approved, a condition would be imposed to ensure that the land is restored to its former condition within a specific period of the use being discontinued and in accordance with an approved scheme of works.

Development Management Policy DM30 – Key Facilities

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:

- (a) The existing use is not, or cannot be made to be financially viable, nor sold as a going concern; or
- (b) The local community has not come forward with a realistic proposal to assume operation of the business.

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.

Development Management Policy DM31 – Public Buildings

In the event of 'public' buildings, such as schools, churches or halls becoming redundant or available, planning permission for a change of use to a recreational or community use will be supported as a priority.

The change of use of a public building to an employment use will only be permitted where the District Council is satisfied that a community or recreational use cannot be achieved or is not appropriate.

Residential use will only be permitted in exceptional circumstances where the applicant has clearly demonstrated that there is no current and unlikely to be any future demand for the building to be used for a recreational, community or employment use or there would be a substantial planning benefit in permitting a residential use.

The form and details of the evidence submitted in support of an application for conversion to an employment or residential use, such as where and for how long a property is marketed, should be agreed with the planning authority prior to the submission of an application.

Development Management Policy DM32 – Sport and Play

Proposals for new facilities for sport and play will be considered in relation to the character of the location, the scale of the settlement, the impact on landscape and townscape, access provision, highway safety and residential amenity.

Proposals that involve the loss of existing sports facilities and playing space (youth and adult) whether public, private or a school facility will be judged against:

- (a) the overall needs of the community;

- (b) adopted standards of provision;
- (c) the availability of comparable facilities elsewhere;
- (d) the contribution which a facility makes to the character of an area; and
- (e) its value for informal recreation.

Planning permission will not be granted where the loss of the facility would result in a shortfall in provision or would exacerbate an already existing shortfall, unless an equivalent facility is provided in a location agreed with the District Council and secured by a planning obligation, or other legal agreement.

Proposals for new residential development will be expected to provide or contribute towards indoor and outdoor sport and play space, including equipment and maintenance.

Development Management Policy DM33 – Allotments

The District Council will encourage the provision of new allotments in order to meet any demand that might be identified.

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:

- (a) there is overwhelming evidence to show that there is unlikely to be any future demand for the allotments; and
- (b) other allotments already exist and have the necessary spare capacity, and the District Council is satisfied that a recreation or community use is not appropriate.

Suffolk Coastal District Council Cabinet February 2011 (APPENDIX 8)
Policy Change Schedule: Amendments to the Core Strategy and Development Management Policies following the Reviewed Core Strategy Consultation

This is the schedule of amendments to the Document following consultation. The table provides a clear indication of the existing text in the Revised Core Strategy, the proposed changes and the justification for the changes. More significant changes are proposed to Policy SP28 (Other Villages) to reflect the increased flexibility in approach to housing in the rural areas, and as such the whole of the policy is shown, with strike-outs representing the words to be deleted with the proposed new text shown in italics.

Amendments to the Vision, Objectives and Strategic Policies

1) Amendments to the Introduction

Suggested amendment to the Revised Core Strategy	Existing Core Strategy Wording	Justification for Change
Introduction		
Add back Interim Core Strategy paragraph 3.07: 'Significant investment will have been made in the creation and establishment of a green infrastructure network across the district, but primarily between the outskirts of Ipswich and the Deben estuary and on the edges of Felixstowe and the Trimley's. This will be for the benefit of wildlife through the provision of green corridors, and by providing alternative recreation/leisure space to the estuary itself for the residents and tourists.'	Not included	Drafting error

2) Amendments to the Spatial Strategy Policies SP1-30 Suggested amendment to the Revised Core Strategy

Suggested amendment to the Revised Core Strategy	Existing Core Strategy Wording	Justification for change
Strategic Policy SP1 – Sustainable Development		
In (j) delete: 'the best of'	The words 'the best of' were included within the text	This policy should not be made exclusive to the 'best'. Also the restrictive and undefined nature of 'the best of' is considered by the Sustainability Appraisal as weakening SP1.
Strategic Policy SP2 – Housing Numbers Strategic Policy SP3 – New Homes Strategic Policy SP4 – Gypsies, Travellers And Travelling Showpeople Strategic Policy SP5 – Employment Land Strategic Policy SP6 – Regeneration Strategic Policy SP7 – Economic Development in the Rural Areas Strategic Policy SP8 – Tourism Strategic Policy SP9 – Retail Centres (italics in policy to be removed) Strategic Policy SP10 – A14 & A12 (italics in policy to be removed) Strategic Policy SP11 - Accessibility Strategic Policy SP12 – Climate Change Strategic Policy SP13 – Nuclear Energy (additional brackets in (F) to be removed). Strategic Policy SP14 – Biodiversity and Geodiversity Strategic Policy SP15 – Landscape and Townscape Strategic Policy SP16 – Sport and Play Strategic Policy SP17 – Green Space Strategic Policy SP18 – Infrastructure		

No proposed changes		
Strategic Policy 19 – Settlement Policy		
After 'expected to' in the footnote *: add 'add to the new housing provision in the district'	After 'expected to' delete 'make up the remaining % of new housing provision identified in the Core Strategy. Such sites may occur in settlements classified as Other Villages and Countryside'	Windfall is outside of the % proportions for settlements and therefore this footnote requires amending. Also reference to Other Villages and Countryside is superfluous.
After 'these' in footnote **: add 'do'		Drafting error
Within table: SP27: delete '100%'		Deletion required in order to match the flexibility in DM4 for 1:3 affordable units. Accidentally included within text
Within table header after 'Countryside': Insert 'Policy SP29'		Drafting error
Underneath the table at SP29: Replace footnote bullet with asterisk		To link asterisk in SP29 to its footnote. Format error
Underneath the table at SP29: in the definition of Group before 'Not more' add: 'Generally' and lowercase 'Not'		To provide flexibility
Strategic Policy 20 -The Strategy for the Eastern Ipswich Plan Area		
At ii) after growth add: 'is eastwards of the A12 to the south and east of Adastral Park	At ii) after growth delete: 'is eastwards from the A12 on land immediately abutting Adastral Park	'land abutting' leans towards being too specific for a Core Strategy that does not include delineated site allocations. The new text gives an appropriate wording to the direction of growth for the Eastern Ipswich Policy Area.
At v) after upgraded: add 'transport'		To add transport provision balance with vii)
At x) after 'that' add: 'preserves and enhances'	At x) after 'that' delete 'seeks to preserve and enhance'	To make the preservation and enhancement requirement stronger.
At (iv) remove reference to Ransomes Eurpark. Similarly remove the third from last paragraph of the policy.	References to Ransomes Eurpoark included within the text	Inconsistency. Ransomes Eurpoark is not within the Martlesham Area Action Plan Area. Reference and support for Ransomes Eurpoark is covered within Policy SP5.
Strategic Policy SP21 – Felixstowe Strategic Policy SP22 – Aldeburgh Strategic Policy SP23 – Framlingham Strategic Policy SP24 – Leiston Strategic Policy SP25 – Saxmundham Strategic Policy SP26 – Woodbridge Strategic Policy SP27 – Key and Local Service Centres		
No proposed changes		
Strategic Policy SP28 – Other Villages – revised wording		
New housing will firstly and primarily be directed to and integrated within the settlements for which physical limits boundaries have been defined. The strategy for new housing in Other Villages is that it be		

<p>strictly controlled and limited to:</p> <p>(a) replacement dwellings on a one to one basis where they are no more prominent or visually intrusive in the countryside than the building to be replaced;</p> <p>(b) the sub-division of an existing larger dwelling where this would meet a local need;</p> <p>(c) conversion of an existing building subject to certain controls; and</p> <p>New housing might be permitted in order to address local needs but only in exceptional circumstances where there is demonstrated community support e.g. through a community plan. Such circumstances might be:</p> <p>(d) where there is proven local support in the form of small allocations Small developments of a scale appropriate to the size, location and characteristics of the particular community;</p> <p>(e) or in the form of the infilling of a plot within the physical core of the settlement by one or two dwellings for affordable housing. If the community can demonstrate the aspiration to achieve some form of sustainability through local initiatives and this is contained within an adopted parish plan.</p> <p>The cumulative impact on the character of the settlement through the development of a number of sites over time will be taken into account.</p>		
Reason for Changes: To merge former (d) with former (i) as these relate to new development. To remove former (ii) as this is conditioned in DM3 (a).		
Strategic Policy SP29 – The Countryside		
After 'service centres' add: 'or in accordance with SP28'		To provide flexibility.
Before Local delete 'or'		Or made redundant by amendment above
Strategic Policy SP30 – The Coastal Zone		
After b) 'objective' delete 'for the'	Drafting error	

3) Amendments to the Development Management Policies DM1-DM33 Suggested amendment to the Revised Core Strategy	What was in the Revised Core Strategy?	REASON
DM1 – DM33 No Amendments (accept DM3 and DM24)		
Development Management Policy DM3 – Housing in the Countryside		
In paragraph one after: 'been defined' add 'or in accordance with SP28'		To agree with SP28 to provide more flexibility
DM24		
In paragraph one after 'with care' add 'in order to reduce emissions linked to changes to the climate and take in to account the effects of climate change'		To add detail
Part (b) be amended to remove 'non-domestic buildings' and replace with 'B1, B2 and B8 uses)	Reference made only to non-domestic buildings	Amended following a review of the Waveney District Council's Inspectors Report on this subject to ensure 'soundness'

APPENDIX 3: Core Strategy Sustainability Appraisal Tables

Policy:	SP1 – Sustainable Development	
Policy summary:	Sets out 12 criteria for sustainable development	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall	+	Enhance accessibility to services
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	++	Aims to create and promote inclusive communities
5. To improve access to key services for all sectors of the population	++	Aims to enhance accessibility to services and create integrated and sustainable transport system
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Aims for a healthy economy, balance of employment opportunities
7. To meet the housing requirements of the whole community	+	Achieve local balance between housing growth and employment opportunities
8. To improve the quality of where people live and to encourage community participation	+	Maintain and enhance a sense of place/the built environment; promote inclusive communities
9. To maintain and where possible improve air quality	+	Aims to reduce need to travel, promote sustainable travel. Addressees energy efficiency of buildings
10. To maintain and where possible improve water quality	+	Development will be supported by the provision of appropriate infrastructure
11. To conserve soil resources and quality	++	Prioritises reuse of previously developed land
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Addresses water related sustainability of buildings and method of construction
13. To reduce waste		
14. To reduce the effects of traffic on the environment	++	Aims to reduce need to travel, promote sustainable travel, integrated transport etc
15. To reduce emissions of greenhouse gasses from energy consumption	+	Aims to reduce overall need to travel, re-use previously developed land etc, thus reducing greenhouse gas emissions
16. To reduce vulnerability to flooding	+	Aims to mitigate and adapt to the effects of climate change which could include flooding
17. To conserve and enhance biodiversity and geodiversity	++	Aims to conserve and enhance the natural environment. And recognises the need to balance employment opportunities, housing growth and environmental capacity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Aims to conserve and enhance the built environment and recognises the need to balance employment opportunities, housing growth and environmental capacity.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Take advantage of regeneration, provide appropriate infrastructure for communities, promote inclusive communities, conserve and enhance the built environment and a sense of place
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to enable a healthy economy, relate development to employment, enhance accessibility to services, re-use of previously developed land and buildings
21. To revitalise town centres	+	Aims to enable a healthy economy, notably in town centres, re-use previously developed areas

22. To encourage efficient patterns of movement in support of economic growth	++	New housing development to be related to employment, transport and infrastructure; integrated and sustainable transport system, reduce overall need to travel
23. To encourage and accommodate both indigenous and inward investment	+	Aims for improved employment opportunities; regeneration opportunities
Assessment Summary	In a world that is increasingly conscious of the need to manage resources very carefully and to address the issue of climate change, spatial planning has a responsibility to ensure that development takes place within a sustainable framework addressing both the threats and opportunities that this brings. The criteria clearly suggest that this is a policy on sustainability that is consistent with nationally policy PPS1 and what was regional policy SS1 whilst retaining a local perspective.	
Secondary, Cumulative or synergistic effects:	Whilst crime is not directly addressed within the policy, economic growth should help alleviate crime and anti social behaviour. Reducing emissions and developing sustainability should also help improve health as a secondary impact.	
Short/medium/long term effects:	Long term impact will reduced development on areas susceptible to the effects of climate change (i.e. coastal and river flood plain areas)	
Mitigation proposals summary:	None identified	

Policy:	SP2 –Housing numbers	
Policy summary:	Provision of 7,590 homes across the district in the period 2010-2027, phased to give continuous supply and linked with employment opportunities and infrastructure.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Minimise need for motor vehicles, upgrade foot and cycle paths for access to employment, schools etc, maximise access to green space
2. To maintain and improve levels of education and skills in the population overall	+	Appropriate infrastructure will be provided, may include schools
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing
5. To improve access to key services for all sectors of the population	++	Allocations reflect access to services and encourages provision of infrastructure
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Link to existing and proposed employment, improve access to such areas
7. To meet the housing requirements of the whole community	++	Provides for appropriate scale of housing need for the district
8. To improve the quality of where people live and to encourage community participation	+	Requires associated new and improved infrastructure (deemed to cover doctors, recreational space, allotments, schools, meeting/community spaces)
9. To maintain and where possible improve air quality	-	More housing will result in increased traffic and household air pollution
10. To maintain and where possible improve water quality	+	Development will be supported by the provision of appropriate infrastructure which is important because there is likely to be extra effluent into the estuaries.
11. To conserve soil resources and quality	-	Likely to use Greenfield sites
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More housing will result in increased waste
14. To reduce the effects of traffic on the environment	-	More housing will result in increased traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing will increase energy consumption

16. To reduce vulnerability to flooding	+	New development, although potentially increasing runoff, would be designed to sustainable standards including taking measures to reduce vulnerability to flooding, e.g. SUDS.
17. To conserve and enhance biodiversity and geodiversity	-	Biodiversity could be negatively affected by housing increases, however environmental constraints noted. Use of small brownfield sites that includes gardens may also impact upon biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Archaeological sites may be damaged, particularly in the Ipswich Policy Area, where a large proportion of houses are allocated to be built
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Seeks to take account of scale appropriate to community
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Phased new housing to link to existing and proposed employment
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	++	New housing in settlements to bring people closer to jobs and services
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	There are many social and economic positives to be had through linkages with existing core frameworks of employment, service and transport areas which are found in the larger settlements. Consideration and mitigation will need to be given towards minimising the possible identified environmental impacts such as waste production, traffic generation, biodiversity losses, natural resource use etc.	
Secondary, Cumulative or synergistic effects:	Research on recreational impacts on the Sandlings SPA and conclusions in the Appropriate Assessment suggest secondary and cumulative impacts from this level of housing growth plus proposals in the Ipswich area will be a concern for the popular destinations. Concerns cover traffic generation, congestion in villages (e.g. Waldringfield), demand for boat ownership and sailing club membership in the East Ipswich area.	
Short/medium/long term effects:	Housing construction will use short term mineral resources and potential disruption of nearby communities. In the medium/long term there will be opportunities to develop significant infrastructure improvements may have fruition. Longer term impacts on disturbance to Nighjars in the Sandlings SPA is a concern.	
Mitigation proposals summary:	Development should minimise the environmental resources used in construction and seek to use sustainable construction techniques. Where development is to take place away from major areas, the broad locations should be sought sequentially through larger communities so that isolated development does not occur. The Appropriate Assessment recommends 1km separation of strategic housing allocations from European sites and provision of a country park in the north Ipswich area. The need to reduce demand for visits by providing local greenspace especially for dog walking plus management of popular destinations in SPAs to minimise disturbance to birds will be required. Local/cumulative concerns about traffic, congestion at popular recreation destinations and demand for sailing club membership in the East Ipswich Area need to be addressed in the preparation of the Martlesham Area Action Plan.	

Policy:	SP3 – New Homes		
Policy summary:	The strategy aims to increase housing stock to provide a full range of size, types and tenure in accordance with the principles of sustainable development so as to meet the needs of the existing and future populations.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			

3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	++	Policy aims to provide affordable housing and address needs of gypsies, young and old
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Seeks to provide housing including for gypsies, travellers and young people
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	-	More housing will result in increased traffic and impacts on air quality of development
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	Promotes maximising use of existing stock through conversions, adaptation and extension
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More housing will result in more waste
14. To reduce the effects of traffic on the environment	-	More housing will result in more traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing will result in increased energy consumption
16. To reduce vulnerability to flooding	-	Extension of existing homes in flood risk areas or more housing generally could increase flood risk through increased runoff/shorter lag times
17. To conserve and enhance biodiversity and geodiversity	0/-	Some biodiversity could be negatively affected by new housing but reuse of stock promoted
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Archaeological sites may be damaged but reuse of stock promoted
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	The provision of new housing will be expected to produce significant positive outcomes in relation to social objectives, however, there are inevitable conflicts caused between development and environmental protection.	
Secondary, Cumulative or synergistic effects:	Retention of young people and their skills in the area may have future positive impacts.	
Short/medium/long term effects:	Aims to provide for immediate needs and longer-term future needs of population.	
Mitigation proposals summary:	Development will need to take account of the need to minimise environmental impacts	

		by limiting waste production, employing sustainable construction techniques, avoiding sensitive flood areas and reduction in surface run off measures. Similarly, proper investigation will need to be had where it is suspected that development may impact upon archaeology assets.	
Policy:	SP4 – Gypsies, travellers and travelling showpersons		
Policy summary:	Gypsies and travellers have specific housing needs that the District Council is required to address. However, there are no authorised sites within the district. Proposals for new gypsy and/or traveller sites will only be approved in exceptional circumstances.		
SA objective:		Impact:	Comments / Mitigation:
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity		+	Intends to maintain discussions with parish councils affected by illegal encampments.
4. To reduce poverty and social exclusion		+	Aims to discuss meeting needs of gypsies/travellers
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community		+	Seeks to achieve accommodation for travellers
8. To improve the quality of where people live and to encourage community participation		+	Aims to liaise with gypsies/travellers to meet needs, provide encampments
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity		+	May relieve pressure on biodiversity rich land
18. To conserve and where appropriate enhance areas of historical and archaeological importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes			
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			

21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A sustainable strategy that aims to provide for the specific needs of gypsies and travellers.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:		

Policy:	SP5 – Employment Land		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	Allocating employment land may result in increase jobs and influence skills levels positively.	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Allocating employment land could lead to job creation	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Aims to provide for 8,000 new jobs although may limit economic development in the countryside	
7. To meet the housing requirements of the whole community	0/-	Allocating employment land could decrease land available for housing	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Employment land can sometimes cause air quality concerns	
10. To maintain and where possible improve water quality	-	Employment development may result in more demand on sewage facilities putting pressure on existing infrastructure that is close to capacity in some places.	
11. To conserve soil resources and quality	-	Some of the strategic allocations are Greenfield land.	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	More development will mean more waste	
14. To reduce the effects of traffic on the environment	0/-	Employment corridor stretching into Ipswich borough could increase pressure on roads.	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Development will increase energy use	
16. To reduce vulnerability to flooding	+/-	Development of strategic sites in flood risk areas will result in improved flood risk infrastructure or it will not be permitted, and this could benefit a wider area. Elsewhere extensions on existing sites could result in more	

		runoff and hence flood risk. Hence +/- depending on scale of development.
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	May limit economic development in the countryside but will create jobs overall
21. To revitalise town centres	+	Town centres are recognised as employment areas
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Land allocated for expansion and new development
Assessment Summary	The policy is considered to perform well in meeting economic objectives. Some impacts could have possible negative issues with environmental protection, water and air quality, energy use, as well as waste.	
Secondary, Cumulative or synergistic effects:	Development of Felixstowe Port, Martlesham Heath Business Campus and Ransomes Europark will contribute to traffic flows on the A14 and Orwell Bridge.	
Short/medium/long term effects:	Long term contribution to traffic flows on the A14.	
Mitigation proposals summary:	In order to mitigate against negative environmental impacts, the suite of core strategy and development control policies should ensure that development is undertaken in a sustainable manner in terms of minimising impact. In particular SP10 undertakes to consider options in respect of improving capacity on the A14. Policy wording could be strengthened by adding wording that matches that in SP2 Housing which clarifies that it will be necessary for new development to be timed to any necessary associated new and improved infrastructure provision. However SP1 does already state this so does not necessarily need to be repeated.	

Policy:	SP6 – Regeneration		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Aims to reduce localised social issues	
4. To reduce poverty and social exclusion	+	Aims to reduce localised social deprivation	
5. To improve access to key services for all sectors of the population	+	Aims to reduce localised social deprivation through regeneration.	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Aims increase the range of jobs on offer in Felixstowe, Leiston, Saxmundham and the rural areas.	
7. To meet the housing requirements of the whole community			

8. To improve the quality of where people live and to encourage community participation	+	Aims to encourage new investment in the area
9. To maintain and where possible improve air quality	-	Regeneration of areas may cause an increase in traffic
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	-	Regeneration of areas may cause an increase in traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Regeneration of areas may cause an increase in energy consumption
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Regeneration proposals in Felixstowe could damage the historic environment in an area considered to be under threat.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to regenerate failing rural areas and towns and kickstart prosperity and economic growth
21. To revitalise town centres	++	Town centres targeted for regeneration, following concerns over impact of out-of-town stores and the growth of the Ipswich retail economy
22. To encourage efficient patterns of movement in support of economic growth	++	Economic improvements in previously declining areas may provide employment in the local area for those who were previously forced to travel. More focus on improving employment opportunities in market towns such as Leiston and Saxmundham. Less necessity to commute for employment.
23. To encourage and accommodate both indigenous and inward investment	+	Regeneration of areas may attract investment
Assessment Summary	Generally positive results, the only negative aspects relating to traffic generation and threat to the historic built environment in Felixstowe.	
Secondary, Cumulative or synergistic effects:	Social deprivation generally less pronounced in areas of economic activity.	
Short/medium/long term effects:	Long term rising sea levels at Felixstowe could impact on the location of regeneration activities. Opportunities for regeneration related to the Sizewell C development need to be planned to result in increased sustainable employment	
Mitigation proposals summary:	Traffic generation to be an important consideration when assessing proposals and will be picked up by DM20. Plan lacks a clear policy to prevent damage to the historic environment and should be remedied.	

Policy:	SP7 – Economic Development in the Rural Areas		
Policy summary:	Aims to maximise the economic potential of the rural areas at a scale appropriate to the settlement hierarchy, in respect of the environment and sustainability and in support of agriculture and tourism where appropriate.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	++	Aims to secure employment locally and in rural areas	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Aims to maximise economic potential of rural areas and secure employment locally	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	-	Development may add to air pollution	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	0/-	Development of rural areas could be on Greenfield sites.	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Development may increase waste	
14. To reduce the effects of traffic on the environment	0/+	Encouragement for enterprises which are compatible with objectives in respect of the environment	
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	0/+	Encouragement for enterprises which are compatible with objectives in respect of the environment	
18. To conserve and where appropriate enhance areas of historical and archaeological importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/-	Rural diversification can often change character of landscapes (eg. Farm outbuildings developed)	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Aims to maximise economic potential of rural areas and secure employment locally	
21. To revitalise town centres			
22. To encourage efficient patterns of movement in support of economic growth			

23. To encourage and accommodate both indigenous and inward investment	+	Encourages economic development
Assessment Summary	Generally sustainable policy although there are risks associated with air pollution and waste.	
Secondary, Cumulative or synergistic effects:	People are generally healthier and crime is generally lower in economically successful areas, so there is a chance for a positive secondary effect here.	
Short/medium/long term effects:	Retaining existing employment sites saves having to develop new ones, which uses minerals and energy as well as generating traffic in the construction phase. This is a short term impact.	
Mitigation proposals summary:	The negative impacts of this policy should be mitigated by the implementation of other plan policies.	

Policy:	SP8 – Tourism		
Policy summary:	Encouraging and controlling tourism development appropriately in different types of areas		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Could result in creation of jobs which will alleviate poverty	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Tourism-related development will increase local employment opportunities	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	0/-	Some consideration of capacity to absorb development that acknowledges need to deal with problems created by tourism	
9. To maintain and where possible improve air quality	0/-	Increased tourist activity will increase air pollution. Implications for environment considered in some areas	
10. To maintain and where possible improve water quality	0	Increased tourist activity will increase water pollution, particularly at coastal sites; but policy attempts to relieve pressure on coast	
11. To conserve soil resources and quality	0/-	PDL could be used for extensions and tourist developments	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	-	Tourism-related development will increase waste	
14. To reduce the effects of traffic on the environment	0/-	Increased tourism will increase traffic in the area. However, green tourism will include use of public transport and will help mitigate slightly	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Increased tourism will increase energy consumption and greenhouse gas emissions. Green tourism may help mitigate by reducing travel once visitors have arrived in the district.	
16. To reduce vulnerability to flooding	0/-	Tourism facilities and developments will be on flood plain.	

17. To conserve and enhance biodiversity and geodiversity	+	Tourism related development in close proximity to AONB may have some negative impact on biodiversity; but policy attempts to relieve pressure on sensitive coastal areas and biodiversity and habitat assessments are required.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Tourism revenue can help with upkeep of historic and archaeological sites
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Protection of settings and the AONB in particular will be of prime importance, landscape assessment included in policy
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Tourism will contribute to levels of economic growth
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	"Green tourism" and use of public transport to be encouraged.
23. To encourage and accommodate both indigenous and inward investment	+	Encouraging tourism will increase investment
Assessment Summary	This policy needs to ensure that negative environmental impacts are avoided by considering the influence of other protective policies when planning tourism development. Benefits to the economy should be experienced, along with associated positive social impacts. New reference to "green tourism" suggests aim for economic benefits of tourism to be achieved with less pressure on local infrastructure (e.g. road network)	
Secondary, Cumulative or synergistic effects:	Cumulative impact of this policy and SP6 Regeneration should help reverse the fortunes of Felixstowe tourism. Cumulative effect of recreational use of European designation sites by residents and visitors.	
Short/medium/long term effects:		
Mitigation proposals summary:	Biodiversity and habitat assessments should be undertaken fully before any development is implemented, along with ensuring that noise and air pollution will be avoided. No further mitigation required.	

Policy:	SP9 – Retail Centres		
Policy summary:	Emphasis within the district will be on maintaining and enhancing the viability and vitality of existing retail centres, and making proper provision for new forms of retail distribution. The scale of any new floorspace will be set out according to the settlement hierarchy.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Enhancing retail centres may provide more employment opportunities	
7. To meet the housing requirements of the whole community			

8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Aims to sustain and enhance the vitality and viability of retail centres
21. To revitalise town centres	+	Aims to sustain and enhance the vitality and viability of retail centres, including those in town centres
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Generally sustainable policy with no negative impacts forecast.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	New development may generate traffic and waste during the short term construction phase.	
Mitigation proposals summary:	None necessary (no negative impacts)	

Policy:	SP10 – A14 and A12
Policy summary:	Notes the importance of the A14 as a European route from Felixstowe, with capacity issues around Ipswich. Notes the role of the A12 for supporting Sizewell and the requirement for improvements south of A1214 in conjunction with housing and employment development.

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population	+	Better access to local services due to reduced journey times through reduced congestion
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Will provide better links to jobs, services and leisure facilities. Respects quality of life for people living adjacent to the A12 north of Woodbridge.
9. To maintain and where possible improve air quality	-	Additional roads may encourage increased use of private cars and subsequently increase pollution
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	- -	Improved roads may encourage increased use of private cars. Improvements around Ipswich and on A12 will increase capacity.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Improved roads may encourage increased use of private cars and subsequently increase pollution.
16. To reduce vulnerability to flooding	?	Planned works to A12 at Blythburgh to counteract flooding problems not mentioned
17. To conserve and enhance biodiversity and geodiversity	-	Road improvements will impact negatively on biodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Considers solutions for Little Glemham area where A12 cuts through villages (including potential bypass)
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Looks to improve journey times, good for local business and Port activities.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Will provide better access to jobs, services, though may be mainly through private car usage
23. To encourage and accommodate both indigenous and inward investment	+	Improved road network may attract investment to the area

Assessment Summary	Additional roads and/or traffic will inevitably have a negative impact on environmental factors. However, the economic benefits of providing better access to areas in need of regeneration are extremely important and in the context of other objectives might be given significant weight.
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	Short term disruption from road modifications. Longer term increased capacity of road network.
Mitigation proposals summary:	Negative impacts associated with this policy are related to the potential for increased traffic from proposed increasing road capacity. This can be mitigated against through the promotion of sustainable transport, walking and cycling and limiting car parking / ownership. This is mentioned in policy SP11.

Policy:	SP11 – Accessibility		
Policy summary:	Aims to maximise opportunities for local journeys to be made by means other than the private motor car. Improve both quality and quantity of public transport provision and encourage transfer of freight from road to rail.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Promotes improved foot and cycle provision to local facilities thereby encouraging physical exercise	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Improved bus services could increase access to employment and other services	
5. To improve access to key services for all sectors of the population	++	Bus and rail services, cycling and foot travel access to key services to be improved	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Improved bus and rail services will provide greater access to employment opportunities available	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	0/+	Promotes switching to more sustainable modes of transport to reduce traffic on local roads	
9. To maintain and where possible improve air quality	+	Net reduction in traffic pollution possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment	+	Net reduction in traffic possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail	
15. To reduce emissions of greenhouse gasses from energy consumption	+	Net reduction in emissions from traffic possible due to improved public transport, by reducing local transport by private car and transferring more freight from road to rail	

16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Seeks to manage traffic through Improved public transport provision, resulting in fewer private car journeys and transferring more freight from road to rail
23. To encourage and accommodate both indigenous and inward investment	+	Improved accessibility will provide scope for further investment/relocation of businesses to the area
Assessment Summary	Reducing the impact of traffic on the environment and giving the community easy access to essential services are key messages emerging from this strategy. Making walking and cycling more feasible could improve the health of the population. No negative aspects have been recorded. However, it is noted that the emphasis is on changing transport habits among local people with little attention to changing business movements.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None needed	

Policy:	SP12 – Climate Change	
Policy summary:	Aims to contribute towards the mitigation of the effects of new development on climate change by minimising the use of natural resources and production of waste, using recycled materials where appropriate, promoting renewable energy schemes, minimising risk of flooding and improving coastal management.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		

9. To maintain and where possible improve air quality	++	Aims to minimise impacts on air quality
10. To maintain and where possible improve water quality	++	Aims to minimise impacts on water quality
11. To conserve soil resources and quality	+	Aims to minimise impacts on soil quality
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Aims to minimise use of natural resources and utilise recycled materials
13. To reduce waste	++	Aims to reduce waste
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	++	Aims to minimise greenhouse gas emissions
16. To reduce vulnerability to flooding	++	Aims to minimise the risk of flooding
17. To conserve and enhance biodiversity and geodiversity	+	Aims to improve estuary and coastal management, minimise pollution etc
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Aims to provide a more sustainable base for economic growth
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Highly sustainable although the policy wording mentions mitigation to climate change when it does in fact also refer to adaptation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Will contribute to the longer term reduction in Co2 emissions.	
Mitigation proposals summary:	None required but the addition of the word adaptation would build on SP1.	

Policy:	SP13 – Nuclear Energy		
Policy summary:	Addresses the local issues in respect of the possibility of additional nuclear power stations at Sizewell.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	-	Potential threat to health in the event of problem or anxiety	

2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	+	Will address social issues associated with housing construction workers in area
4. To reduce poverty and social exclusion	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities
7. To meet the housing requirements of the whole community	++	Considers housing need, both during construction and in the long-term
8. To improve the quality of where people live and to encourage community participation	+	Considers community impact
9. To maintain and where possible improve air quality	++	Takes into account ecological impacts and aims to consider appropriate road, rail and sea transport and residential amenity
10. To maintain and where possible improve water quality	+/-	Water quality will be maintained as the policy takes into account ecological impacts however development will put additional pressure on Leiston sewage works beyond its volumetric limit.
11. To conserve soil resources and quality	-	Likely to use Greenfield land
12. To use water and mineral resources efficiently, and re-use and recycle where possible	+	Aims for sustainable procurement in construction
13. To reduce waste	--	On site storage of nuclear waste
14. To reduce the effects of traffic on the environment	+	Aims to consider rail/sea transport
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	+	Takes into account coastal erosion
17. To conserve and enhance biodiversity and geodiversity	+	Takes into account ecological impacts
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Takes into account landscape issues
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Considers economic impact and aims to ensure that the benefits are enjoyed by local communities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Aims to consider rail/sea transport
23. To encourage and accommodate both indigenous and inward investment	+	

Assessment Summary	High level of overall sustainability.
Secondary, Cumulative or synergistic effects:	Cumulative water resource and disposal needs generated by Sizewell C and new housing development will need to be considered.
Short/medium/long term effects:	Long term storage of nuclear waste and radioactivity risk. Short term use of Greenfield land for construction phase.
Mitigation proposals summary:	Need to ensure appropriate infrastructure is in place. This should be achieved by the implementation of SP1 in parallel with this policy.

Policy:	SP14 – Biodiversity and Geodiversity		
Policy summary:	Aims to protect and enhance biodiversity and geodiversity through various measures in conjunction with the Suffolk Biodiversity Action Plan and the Suffolk Local Geodiversity Action Plan.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Creation of habitat and implementation of BAP will increase tourism/offer employment opportunities	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Protects environmental assets for the enjoyment of local communities and offers healthy volunteering opportunities.	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality	++	Rivers, estuaries and coasts to be protected and enhanced	
11. To conserve soil resources and quality	+	Conservation of habitat will benefit soil quality	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	++	Principal aim of the policy	

18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	++	Policy aims to protect landscapes. Particular types of bio and geo diversity can be linked to landscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Biodiversity site protection may increase tourism, provide jobs
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Very sustainable policy and offers the local community valuable opportunities for volunteering with associated health impacts.	
Secondary, Cumulative or synergistic effects:	Long term benefits for tourism and health of local communities that help maintain or use the green spaces with associated environmental assets.	
Short/medium/long term effects:	Long term conservation of sites of national and international importance.	
Mitigation proposals summary:	None necessary as no negative impacts forecast.	

Policy:	SP15 – Landscape and Townscape	
Policy summary:	Aims to protect and enhance the various landscape character areas within the district either through opportunities linked to development or through other strategies.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	+/0	Protecting and enhancing local landscape and townscape, promoting their distinctiveness could increase tourism, but could prevent some economic development
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Aims to protect and enhance local landscapes and prevent coalescence
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	May prevent greenfield land being developed

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Protecting and enhancing landscapes could have positive benefits for biodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Seeks to preserve areas of historical importance
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to protect and enhance AONB and local landscapes, promote their distinctiveness and prevent coalescence
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+/-	Protecting and enhancing local landscapes and promoting their distinctiveness could increase tourism, but could prevent economic development
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Seeks to protect important assets that will benefit tourism. May limit the opportunities presented though change, where this be through development or land management i.e. lack of options to enhance or diversify where compatible in order to achieve social or economic objectives.	
Secondary, Cumulative or synergistic effects:	Secondary benefits to health accrue from the enjoyment of distinctive landscapes.	
Short/medium/long term effects:	Long term impact is to conserve the landscape and townscape assets underpinning tourism and a range of jobs.	
Mitigation proposals summary:	Application of policy in conjunction with others, particular in respect of economic and rural regeneration.	

Policy:	SP16 – Sport and Play		
Policy summary:	The appropriate provision, protection and enhancement of formal and informal sport and recreation facilities for all sectors of the community will be supported, particularly where shortfalls in local provisions can be addressed and it accords with local requirements.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	++	Aims to provide sport and play space	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Provision of activities could reduce anti-social activities	

4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Aims to provide, protect and enhance formal and informal sport and play space
9. To maintain and where possible improve air quality	+	Local facilities will reduce the need to travel
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	+	Local facilities will reduce the need to travel
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Local facilities will reduce the need to travel
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Provision, protection and enhancement of formal and informal facilities is a sustainable policy with focus on health of the population.	
Secondary, Cumulative or synergistic effects:	Provision of sport and play facilities provides volunteering and leadership opportunities	
Short/medium/long term effects:	Long term health benefits to the local population.	
Mitigation proposals summary:	None required	

Policy:	SP17 – Green Space		
Policy summary:	The Council will seek to ensure that communities have well-managed access to green space within settlements and in the countryside and coastal areas, in order to benefit health, community cohesion and greater understanding of the environment, without detriment to wildlife and landscape character		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Aims to provide greater access to green space	
2. To maintain and improve levels of education and skills in the population overall	+	Access to sites aims to improve understanding of the environment	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Aims to provide access to benefit community cohesion	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	++	Aims to provide greater access to green space and may benefit community cohesion. Green infrastructure in strategic housing growth areas a priority.	
9. To maintain and where possible improve air quality	+	Green space may help maintain/improve air quality in increasingly populated areas.	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	0/+	Provision of green space ensures soil resources are conserved	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding	+	Provision of green space in strategic housing growth areas ensures permeable surfaces located near new development	
17. To conserve and enhance biodiversity and geodiversity	+	Aims to protect wildlife but lacks direction to enhance biodiversity	
18. To conserve and where appropriate enhance areas of historical and archaeological importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Aims to protect landscape character	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
21. To revitalise town centres			

22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Sustainable policy with no negative effects identified	
Secondary, Cumulative or synergistic effects:	There is potential for a medium to long term negative effect in terms of limiting the amount of land available for housing delivery.	
Short/medium/long term effects:	Long term benefits to the health of local residents and enhancement of biodiversity.	
Mitigation proposals summary:	Clarify that enhancement to biodiversity should be sought where planning and creating new green space	

Policy:	SP18 – Infrastructure		
Policy summary:	The infrastructure required in order to service and deliver new development must be in place or provided in phase with the development. This will entail the provision of funding from local and national government sources as well as the private sector.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Seeks to meet public infrastructure needs, including health facilities	
2. To maintain and improve levels of education and skills in the population overall	+	Seeks to meet public infrastructure needs, potentially including schools	
3. To reduce crime and anti-social activity	+	Seeks to meet public infrastructure needs, including social facilities	
4. To reduce poverty and social exclusion	+	Seeks to meet public infrastructure needs, including social facilities	
5. To improve access to key services for all sectors of the population	++	Seeks to meet public infrastructure needs	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Provision of services will provide a range of jobs; also seeks to meet needs of commercial service provision	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Seeks to meet community infrastructure needs	
9. To maintain and where possible improve air quality	+	Provision of community facilities will reduce the need to travel	
10. To maintain and where possible improve water quality	+	Improved infrastructure will ensure lower quality effluent is not discharged into water courses.	
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment	+	Provision of community facilities will reduce the need to travel	
15. To reduce emissions of greenhouse gasses from energy consumption			

16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Could help provide local jobs
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Could help provide local jobs
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	This policy forms an important element of the strategy, especially if objectives are to be met, including those relating to sustainability.	
Secondary, Cumulative or synergistic effects:	Improvements to infrastructure resulting in better effluent quality into water courses will benefit biodiversity.	
Short/medium/long term effects:	Assists the development of balanced communities in the longer term.	
Mitigation proposals summary:	None	

The Spatial Strategy

Policy:	SP19 - Settlement Policy		
Policy summary:	The creation of a settlement hierarchy based on sustainability criteria		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Largely focuses development in areas with key services, allowing more walking/cycling	
2. To maintain and improve levels of education and skills in the population overall	0/-	No consideration of redistribution of schools following School Organisation Review (Leiston and Saxmundham middle schools to close by September 2012 and primary schools to take two more year groups)	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	++	Limits development in areas without key services and links to neighbouring settlements with services	
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	++	Will provide housing where needed and could be responsive to changing circumstances, e.g. new employment development	
8. To improve the quality of where people live and to encourage community participation	+	Could allow development appropriate to the size of settlement bringing in new people, potential for additional green space etc, depending on scale	
9. To maintain and where possible improve air quality	++	Limiting development in areas without key services will reduce trip creation	

10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	-	Could result in Greenfield development
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	++	Limiting developing in areas without key services will reduce trip creation
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	The Appropriate Assessment (June 2011) suggests the suggested distribution of housing allocations will result in an increase in visitor numbers to European designated sites could disturb birds protected by the designation.
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Development in settlements based on character
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+	Development to take place in Major Centres, Towns and Key Service Centres
22. To encourage efficient patterns of movement in support of economic growth	+	Limiting development in areas without key services will reduce trip creation
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Within the hierarchy, settlements are categorised according to sustainability factors including size, level of facilities, and their role in relation to their locality and neighbouring settlements, as well as their physical form. Accordance or not with the hierarchy is the first issue of principle to which any future site allocation or individual development proposal should accord. Acknowledges the potential of the community right to build. It is understood that the apparent allocation of 8% of the housing requirement (640) to Other Villages and countryside is windfall that is actually likely to be spread throughout the District. The assessment shows a high level of sustainability although the cumulative impact with Ipswich Borough's housing provision of recreation demand on the European designated areas is a concern.	
Secondary, Cumulative or synergistic effects:	The cumulative impact of the housing distribution with the housing proposed in Ipswich gives rise to potential recreational impacts on European designated areas that requires mitigation.	
Short/medium/long term effects:	Long term impact of unmanaged recreational use of European designated areas could damage the asset.	
Mitigation proposals summary:	The Appropriate Assessment recommends provision of a country park in the north Ipswich area. The need to reduce demand for visits plus management of popular destinations in SPAs to minimise disturbance to birds will be required.	

Policy:	SP20 – Area East of Ipswich
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Policy summary:	A strategy for the settlements, countryside and employment areas east of Ipswich including planned growth	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Minimise need for motor vehicles, upgrade foot and cycle paths for access to employment, schools etc, maximise access to green space etc
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing
5. To improve access to key services for all sectors of the population	+	Upgrade public transport, foot and cycle paths. Good access to town centre
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Link to existing and proposed employment, improve access to such areas. Good access to town centre
7. To meet the housing requirements of the whole community	++	Policy aims for sustainable new housing of a mix of size, type and tenure.
8. To improve the quality of where people live and to encourage community participation	+	Provision of planting and landscaping, blend with surrounding landscape; social and community provision in advance of or parallel
9. To maintain and where possible improve air quality	-	Significant development likely to have some negative effect on air quality
10. To maintain and where possible improve water quality	0/-	Possible increase in discharge to the estuary.
11. To conserve soil resources and quality	--	Land abutting Adastral Park is Greenfield
12. To use water and mineral resources efficiently, and re-use and recycle where possible	--	Land abutting Adastral Park is Greenfield, minerals would have to be worked out quicker than currently planned.
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	-	Development likely to increase traffic considerably as this is already a heavily congested area however policy encourages use of public transport, foot and cycle provision and upgrades.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Increased housing means energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development, concrete and roads will exacerbate runoff and may increase risk of flooding
17. To conserve and enhance biodiversity and geodiversity	0/-	Development will reduce overall value of the area to biodiversity and geodiversity; retention of Suffolk Sandlings respected; improved access to countryside for large numbers of residents may have impacts here too, e.g. adjacent River Deben. Policy states it will preserve and enhance environmentally sensitive areas, Area Action Plan needs to effectively safeguard the River Deben designated site.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Land next to Adastral Park contains a number of archaeological features
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Aims to create distinctive identity with smaller readily distinguishable villages, neighbourhoods and communities, advanced planting and landscaping to create new settlement boundaries etc
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Link to existing and proposed employment, improve access to such areas. Transport and infrastructure provision around strategic employment area noted.
21. To revitalise town centres		

22. To encourage efficient patterns of movement in support of economic growth	+	Public transport, foot and cycle path provision to be made, minimise need for motor vehicle usage
23. To encourage and accommodate both indigenous and inward investment	+	Adjacent presence of BT Adastral Park plus new residents may encourage investment, opportunities for new employment provision to be maximised.
Assessment Summary	Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. Latest version of plan includes reference to preserve and enhance environmentally sensitive areas within the Ipswich Policy Area and surrounding area. This needs to be followed through in the Area Action Plan to preserve the sensitive biodiversity of the estuary. Inclusion of intention to create a Country park at the Foxhall tip is important to mitigating potentially negative impacts of recreational disturbance on birds in the Deben estuary.	
Secondary, Cumulative or synergistic effects:	Impact on SPA from dog walkers as policy seeks to maximise opportunities to achieve access to green space including the countryside (see Appropriate Assessment). Also potential cumulative recreational demand stemming from the Ipswich Borough and Suffolk Coastal housing proposals in the north east area of Ipswich. The capacity of popular destinations such as Waldringfield given its limited parking, narrow roads, access to sailing facilities is limited and could impact the quality of life of such small local communities.	
Short/medium/long term effects:		
Mitigation proposals summary:	Site specific Appropriate assessment is needed of the proposal to use land immediately abutting Adastral Park. Special attention needs to be given to the protection of the Deben estuary in the Area Action Plan to ensure its environmental quality is not damaged and also how the quality of life for popular recreational destinations can be maintained. The Appropriate Assessment states that a 1km separation of strategic allocations from European sites is necessary, plus improvements to local greenspace for routine use. This needs to be provided in the Martlesham Area Action Plan and needs to be available when housing in the Adastral Park area starts to be occupied so local routines avoiding pressure on the Deben SPA are established from the outset. The AA also suggests a new Country Park (or similar high quality provision) is needed to mitigate the cumulative effect of new housing provision in IBC and SCDC. As IBC propose country park provision within the northern fringe allocation, provided this is available when houses are occupied, adverse impact on SPA designations should be avoided. Increase in waste water flows to the estuary should be controlled through application of SP1 and SP2 which require provision of appropriate infrastructure in a timely manner.	

Policy:	SP21 – Felixstowe		
Policy summary:	A strategy for Felixstowe, addressing social and economic issues		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Significant improvement, expansion and retention of sport and leisure facilities; appropriate healthcare facilities provided. Access to green space/countryside may encourage healthier behaviours.	
2. To maintain and improve levels of education and skills in the population overall	+	Retention and provision of primary and secondary schools	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing	
5. To improve access to key services for all sectors of the population	++	Good access from proposed housing sites to Felixstowe town centre; future duelling of railway track	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Expand local employment base and regenerate resort area	

7. To meet the housing requirements of the whole community	++	Provide a scale and range of housing to meet the needs of the existing and future populations
8. To improve the quality of where people live and to encourage community participation	+	Provide for the growing need for allotments, improves access to green space/countryside.
9. To maintain and where possible improve air quality	-	Significant development likely to have some negative effect on air quality
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	Seeks to preserve prime agricultural land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	+	Development may increase traffic, but mitigation proposed. Growth to the north to be limited due to threshold of primary roads and aims to reduce commuting
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household energy consumption will increase
16. To reduce vulnerability to flooding	+	Flood risk recognised as a constraint
17. To conserve and enhance biodiversity and geodiversity	0/-	Provides allotments etc, but land will inevitably be lost due to development. Constraints posed by nature conservation designations are recognised but new access to green space and countryside proposed could negatively impact biodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Constraints and opportunities of quality of historic core recognised.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to conserve character of neighbourhoods and prevent development to north. Constraints and proximity of national landscape and nature conservation recognised.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Link to existing and proposed employment, improve access to such areas; regenerate resort
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Improved access to dock from Felixstowe, Walton and Trimley villages
23. To encourage and accommodate both indigenous and inward investment	+	Regeneration of resort will increase attraction of the area to investors
Assessment Summary	A largely sustainable strategy where: <ul style="list-style-type: none"> • Impact on some local roads could be more diffuse • Building on a number of sites has the advantage of allowing individual communities to grow at a rate which is more readily absorbed into the existing social fabric • Disperses the potential negative effect of major new build, thus limiting the impact on any one of the communities of Felixstowe, Trimley St Martin, Trimley St Mary or Walton • Incremental development is more likely to retain the setting of the town in the countryside, which is an important element of the regeneration strategy The latest version of the plan has added a priority to achieve access to green space and countryside which raises concerns for biodiversity	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		

Mitigation proposals summary:	<ul style="list-style-type: none"> Adequate structural landscaping of new development given proximity to the AONB Need to assess potential impact on biodiversity of proposals to increase access to green space and countryside
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Policy:	SP22 – Aldeburgh		
Policy summary:	A strategy for Aldeburgh that focuses on local issues and local needs		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	Sufficient services, education one of the priorities	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	++	Aims to retain retail services, particularly health and education	
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Retain role as a tourist centre, keep jobs in this sector	
7. To meet the housing requirements of the whole community	+	New housing for local people proposed	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	+	Encourages use of previously developed land	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Minimal new housing may increase waste output	
14. To reduce the effects of traffic on the environment	0/-	Some increase in traffic may occur, although tourism will account for a large proportion of traffic and this level is to be maintained	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Minimal new housing may increase traffic and therefore increase emissions	
16. To reduce vulnerability to flooding	++	Flood risk is to be minimised and defences effectively managed; traffic restricted from causing potential damage to defences	
17. To conserve and enhance biodiversity and geodiversity	0/-	Sensitive environment to be maintained, but some development may reduce biodiversity value	
18. To conserve and where appropriate enhance areas of historical and archaeological importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Strategy aims to retain and protect historic character without suffering "town cramming",; retain retail and services; retain environment	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0/+	Tourism aspect to be maintained; retail and services to be retained; sufficient services and facilities may provide some growth opportunities	

21. To revitalise town centres	+	Traffic management measures on the High Street and elsewhere providing improved physical environment
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A strategy that is sustainable in its content given the emphasis on preserving the distinctiveness of Aldeburgh and focusing on local needs. The few negative scores reflect the likelihood of some development taking place; though as this is not to be at a strategic level. The strategy is considered appropriate given that the town has no secondary school.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	SP23 – Framlingham		
Policy summary:	A strategy for Framlingham that maintains its role as a self-sufficient market town and tourist destination		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	Sufficient education services to serve the population profile required	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	++	Improve access to town centre facilities through improvements to car parks, local public transport provision; sufficient services and facilities, retail designed to serve needs of local population + hinterland and visitor populations	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Increase scale and range of employment offer	
7. To meet the housing requirements of the whole community	+	Some housing development on brownfield land	
8. To improve the quality of where people live and to encourage community participation	0	Maintenance of character a priority	
9. To maintain and where possible improve air quality	-	Development likely to have some negative effect on air quality	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	+	Aims to redevelop brownfield land	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Limited development may increase waste	
14. To reduce the effects of traffic on the environment	0/-	Limited development may increase traffic	

15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Limited development may mean rise in household energy consumption
16. To reduce vulnerability to flooding	0/-	Limited development may increase vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity	0/-	Limited development may reduce overall value of the area to biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Maintain historic quality character, avoid "town cramming", recognise sensitive setting and edges of town, ensure retail provision for tourism is balanced and designed to serve the needs of local population
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased scale and range of employment opportunities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Linkages with local public transport
23. To encourage and accommodate both indigenous and inward investment	+	Tourism may attract investment
Assessment Summary	Overall a more sustainable strategy than assessed previously. Development to take place only within defined physical limits and mostly on PDL (not to meet strategic needs). Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered	

Policy:	SP24 – Leiston		
Policy summary:	A strategy for Leiston that strengthens its economic base and achieves new housing, particularly for local need		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall	+	Sufficient education services to serve the population profile required. As a result of the School Organisation Review the High school for the local area is likely to be in Leiston.	
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Affordable housing provision prioritised	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Anticipated increase in tourism, employment in facilities	

7. To meet the housing requirements of the whole community	+	Modest new housing provision planned
8. To improve the quality of where people live and to encourage community participation	+	Improved physical environment sought
9. To maintain and where possible improve air quality	-	Development likely to have some negative effect on air quality
10. To maintain and where possible improve water quality	0/-	Waste water generated by further development will take flows discharged through Leiston sewage works beyond the current volumetric permit.
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	-	Development likely to increase traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development may increase vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity	-	Development will reduce overall value of the area to biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Conservation of local character of prime importance
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased scale and range of employment opportunities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Tourism may attract investment
Assessment Summary	Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern. Nuclear safeguarding limits the future of expansion of the town to the east which is unfortunate given the outcome of the SOR being that the upper school for the area (including Saxmundham) is likely to be in Leiston.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered. Increase in waste water flows to Leiston sewage works should be controlled through the application of SP1 and SP2 which require provision of appropriate infrastructure in a timely manner.	

Policy:	SP25 – Saxmundham	
Policy summary:	A strategy for Saxmundham that focuses on its role as a retail and service centre, as well as a transport hub.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall	-	As a result of the SOR, the nearest secondary school (11+) is likely to be in Leiston
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Affordable housing provision prioritised
5. To improve access to key services for all sectors of the population	+	Town to become a transport hub on East Suffolk rail-line, serving the local area
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Up-grading of physical environment anticipated to increase appeal to tourists, therefore offering opportunities for employment; employment base to be increased to offer job prospects within the local area
7. To meet the housing requirements of the whole community	+	Limited new development planned
8. To improve the quality of where people live and to encourage community participation	+	Improved physical environment and greater social integration sought
9. To maintain and where possible improve air quality	-	Development of employment/residential areas likely to have some negative effect on air quality
10. To maintain and where possible improve water quality	0/-	Currently insufficient infrastructure which could result in a negative effect on water quality.
11. To conserve soil resources and quality	-	Greenfield land previously allocated remains set to be used for housing
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Development likely to increase waste
14. To reduce the effects of traffic on the environment	-	Development, particularly tourism, likely to increase traffic
15. To reduce emissions of greenhouse gasses from energy consumption	-	Household and business energy consumption will increase
16. To reduce vulnerability to flooding	--	Increased development may increase vulnerability to flooding, noted as a constraint but not addressed by policy. Development by the river planned
17. To conserve and enhance biodiversity and geodiversity	-	Development will reduce overall value of the area to biodiversity and geodiversity. Further Greenfield release unnecessary (aside that already allocated), sites available within the town
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Up-grading of physical environment, consolidate role of market town.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Retains role as a tourist centre, accommodation and visitor attractions will maintain economic performance in the area; increased employment base
21. To revitalise town centres	+	Development to aid regeneration of the town centre

22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Tourism may attract investment
Assessment Summary	Sustainability appraisal is marginally worse following the final wording proposed in June 2010. Outstanding allocations for residential development by River Fromus – creates public open space and regenerate town centre but may increase risk of flooding despite this being noted as a constraint for the strategy. Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern. There are also concerns about infrastructure capacity what could lead to a risk to water quality.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered. Improved sustainable transport links between Leiston and Saxmundham. Increase in waste water flows should be controlled through application of SP1 and SP2 which require provision of appropriate infrastructure in a timely manner.	

Policy:	SP26 – Woodbridge	
Policy summary:	A strategy for Woodbridge that consolidates its current role and preserves its qualities, whilst achieving modest expansion	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Encourage wider use of walking and cycling
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Sustainable mix of housing types may include some affordable housing
5. To improve access to key services for all sectors of the population	+	Enhanced links between town centre, Market Hill & riverside; range of provisions for residents/rural catchment and tourists
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Employment and tourism uses to be prioritised ahead of residential; enhancement of anchor stores and small businesses encouraged
7. To meet the housing requirements of the whole community	+	Residential uses to be resisted in town centre/riverside; modest expansion may be possible; largely a strategy of constraint
8. To improve the quality of where people live and to encourage community participation	+	Enhanced quality of town centre, traffic management, vibrant riverside environment, high quality historic built environment to be maintained
9. To maintain and where possible improve air quality	--	Tourism gateway to AONB likely to have some negative effect on air quality. Potential further impact on existing Air Quality Management Area.
10. To maintain and where possible improve water quality	0/-	Aims to retain quality of River Deben, some additional pollution possible due to town being adjacent to river
11. To conserve soil resources and quality		

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Largely a strategy of constraint
14. To reduce the effects of traffic on the environment	0/-	Development and tourism likely to increase traffic although gateway role could focus traffic in Woodbridge
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption will increase
16. To reduce vulnerability to flooding	-	Increased development, concrete and roads will exacerbate runoff and may increase risk of flooding in this riverside town, although strategy does acknowledge limitations imposed by the river
17. To conserve and enhance biodiversity and geodiversity	+	Aims to retain quality and character of riverside and estuary, environmental considerations noted as constraint
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	A12 to remain firm edge to town; retain quality and character of riverside and estuary
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encouragement of businesses, vibrant riverside environment while retaining quality of the built and natural environment
21. To revitalise town centres	+	Will bring new business to town centre
22. To encourage efficient patterns of movement in support of economic growth	+	Encourages wider use of walking; links between town centre, Market Hill and riverside improved
23. To encourage and accommodate both indigenous and inward investment	++	Encouraging small scale independent businesses; tourism and employment uses to take priority in the town
Assessment Summary	Potentially a strategy of constraint and good sustainability. Strategies that contain housing or employment growth generally score negatively because they do not contain specific reference to possible environmental constraints. Increasing the level of housing anywhere will lead to the generation of more traffic that could impact air quality depending on location, and will result in energy being used either in transport or running homes. However, this is largely a policy of constraint, noting the maintenance of the character of the town as important. There are focused core strategy environmental policies elsewhere that will be brought to bear when planning applications are determined hence this is not a concern. The policy also notes that the quality of the riverside and estuary and related environmental quality be regarded as a constraint.	
Secondary, Cumulative or synergistic effects:	Marketing of Woodbridge as a 'gateway' to the AONB could create traffic movements through the town, in addition to new development.	
Short/medium/long term effects:		
Mitigation proposals summary:	Attention to environmental factors when detailed proposals are drafted and planning proposals considered. Manage traffic in Woodbridge so it is not disadvantaged by 'gateway' role, especially considering the challenges of the location of the existing Air Quality Management Area.	

Policy:	SP27 – Key and Local Service Centres		
Policy summary:	The strategy for communities outside of the towns and major centres identified as key and local service centres		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			

2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	++	Aims to address issue of rural isolation through better access provision to key service centres, and to affordable housing.
5. To improve access to key services for all sectors of the population	++	Provision of services in key service centres, linked to rural communities with improved access provision
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Linked employment and housing development at a scale appropriate to settlement
7. To meet the housing requirements of the whole community	++	Modest growth to occur in larger more sustainable settlements; organic development elsewhere, open market and affordable. Where proven local support exists small allocations may be made
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		-
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Some thinly spread development may increase waste
14. To reduce the effects of traffic on the environment	0/-	Developments thinly spread across the rural area so major effects unlikely
15. To reduce emissions of greenhouse gasses from energy consumption	+/-	Developments thinly spread across the rural area so major effects unlikely; better access provision to key areas may reduce private car usage
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/-	Development in the rural areas may impact on biodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Modest growth only in larger more sustainable settlements
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Better access to key service centres may increase prosperity in rural communities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Improved access provision to key service centres aims to reduce private car usage
23. To encourage and accommodate both indigenous and inward investment		

Assessment Summary	Scores highly on sustainability criteria because of the recognition of social and economic factors, in particular access to services
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	Recognition of biodiversity issues in the detailed appraisal of proposals

Policy:	SP28 – Other Villages		
Policy summary:	A strategy that protects the countryside for its own sake. Development outside the physical limits of those settlements defined as major centres, key service centres or local service centres will only be permitted in exceptional circumstances.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Recognises important role of countryside in quality of life/access to green space	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	+	Allows affordable units butting towns, key service centres, local service centres	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Supports the rural economy	
7. To meet the housing requirements of the whole community	+	Accepts need for 1 or 2 dwellings for affordable housing in other villages in countryside for agriculture, affordable abutting towns/KSC & LSC	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	+	Development must meet needs of agriculture, forestry and horticulture; re-use existing buildings	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding	+	Development must not conflict with flood risk	
17. To conserve and enhance biodiversity and geodiversity	++	Aims to protect the rural environment and restrict development	

18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Cumulative impact on character of settlement considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Aims to restrict development to minimise impact on local character
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Supports needs of agriculture
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A strongly sustainable strategy that recognises the social, economic and environmental dimensions of the countryside and smaller, less sustainable settlements	
Secondary, Cumulative or synergistic effects:	Cumulative effect of small developments on character of the settlement is included in the policy.	
Short/medium/long term effects:	None relevant	
Mitigation proposals summary:	None required	

Policy:	SP29 – The Countryside		
Policy summary:	New housing not to be permitted in the countryside other than for specified exceptions		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Development in the countryside is restricted
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	The protection of the countryside for its own sake will benefit biodiversity and help preserve landscape quality	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	SP30 – The Coastal Zone		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Safeguards current housing stock
8. To improve the quality of where people live and to encourage community participation	0/+	Lessened risk of flooding should help improve quality of life for coastal households.
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	+	+ Aims to prevent erosion
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	++	++ Aims to protect property from erosion
17. To conserve and enhance biodiversity and geodiversity	+	Supports shoreline management plan
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Supports shoreline management plan
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	The strategy refers to the issue of coastal erosion and encourages investment in safeguarding of property. There is implicit recognition of the need to land use planning decisions in the long term to protect or relocate housing features or replacement habitats.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

APPENDIX 4: Development Management Sustainability Appraisal Tables

Policy:	DM1 – Affordable Housing on Exception Sites	
Policy summary:	Permitting affordable housing schemes as exceptions to policy, adjacent to market towns, key service centres and local service centres, or within other villages.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	++	Aims to benefit those on low incomes
5. To improve access to key services for all sectors of the population	+	Ensures affordable homes are located near services and facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Provides housing for the whole community.
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Could have negative impact
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	0/-	Will take land for housing
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	0/-	Potentially can generate more waste.
14. To reduce the effects of traffic on the environment	0/-	May increase traffic, but not significantly.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Sustainable building design can mitigate against this SA objective. (DC24)
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/-	Not mentioned in this policy wording.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Scale and character of settlement considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Effect on countryside considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	New housing can help support services
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity to services will contribute to efficient patterns of movement.

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Policy does not seek to consider local bio or geodiversity issues or encourage waste minimisation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM2 – Affordable Housing on Residential Sites		
Policy summary:	In housing developments above certain sizes requiring one in three new units to be affordable ones.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	++	Aims to benefit those on low incomes	
5. To improve access to key services for all sectors of the population	+	Ensures affordable homes are located near services and facilities	
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	++	Provided housing for the whole community.	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Could have some negative effects but no different to open market housing	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	0/-	Will take land	
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	0/-	Potentially can generate waste but no different to open market housing.	
14. To reduce the effects of traffic on the environment	+	Proximity of public transport should reduce the effects of traffic on the environment.	
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Sustainable building design can mitigate against this SA objective. (DC24)	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity			

18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Proximity to services will contribute to efficient patterns of movement.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity to services will contribute to encouragement of efficient patterns of movement.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Slight negatives are unlikely to be any different to open market housing.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM3 – Housing in the Countryside		
Policy summary:	New housing not to be permitted in the countryside other than for specified exceptions		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Affordable housing permitted, provision for gypsies and travellers	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Supports agriculture, forestry and rural based enterprises	
7. To meet the housing requirements of the whole community	+	Allows housing for agricultural, forestry and rural based enterprise workers, affordable housing and for gypsies and travellers	
8. To improve the quality of where people live and to encourage community participation	+	Allows residential annexes and replacement dwellings	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Aims to restrict development and protect countryside for its own sake
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Does not allow replacement dwellings that are more visually intrusive
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Allows dwellings linked to employment
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Consideration of gypsy and traveller needs now included, improving the overall sustainability and particularly benefiting social inclusion.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM4 – Housing in Clusters in the Countryside		
Policy summary:	Proposals for new dwellings within clusters of houses in the countryside will be permitted subject to specified criteria		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Allows infilling
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Development could add to air quality issues.
10. To maintain and where possible improve water quality	0/-	Could be slight negative effect – mitigation achieved by using SUDs to maintain water quality.
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More buildings – more waste generated.
14. To reduce the effects of traffic on the environment	-	Potential for more traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	More traffic – more carbon dioxide. Mitigation – monitoring.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/+	Sensitive locations taken into account
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Character and appearance considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Impact on Conservation Areas, AONB & Special Landscape Areas considered.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+	Allows infill in town centres
22. To encourage efficient patterns of movement in support of economic growth	+	Allows infill in settlements that have services and jobs.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Possible negative impacts on water is mitigated by SP33 climate change mitigates air quality and greenhouse emissions.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM5 – Conversions and Houses in Multiple Occupation	
Policy summary:	The criteria against which proposals to convert houses into units of multiple occupation will be considered.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Protects against loss of private amenity space
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	+	Considers problems from structure-borne noise
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population	-	Does not state converted houses need to be in areas with access to facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Contributes to range of housing available
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	-/+	Will increase traffic by providing parking but considers public transport available
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Increased occupants will increase waste
14. To reduce the effects of traffic on the environment	-/+	Will increase traffic but encourages use of public transport
15. To reduce emissions of greenhouse gasses from energy consumption	-	More residents will increase energy use
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Resists loss of gardens and amenity space
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Protects external character of building
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Protects against impact on area
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Proximity of homes and jobs could encourage efficient movements

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Needs to make clear that conversions need to be in towns or areas with access to services. Assumed structure-borne noise means resident noise that could disturb others.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Needs to make clear that conversions need to be in towns or areas with access to services	

Policy:	DM6 – Residential Annexes	
Policy summary:	The circumstances in which self-contained annexes to existing dwellings will be permitted, for example for an elderly relative. Such annexes could be in the form of extensions, conversions of out-buildings or new build.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Benefits elderly or disabled dependants & protects against loss of residential amenity
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Encourages inclusion by keeping families together
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	++	Assist provision of specialist housing
8. To improve the quality of where people live and to encourage community participation	+	Benefits elderly and disabled
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		

17. To conserve and enhance biodiversity and geodiversity	0/-	May result in loss of gardens
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	No adverse effect on visual amenity allowed
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	No adverse effect on visual amenity or landscape allowed
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No significant negative impacts.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM7 – Infilling and Backland Development within settlement envelopes		
Policy summary:	The circumstances in which the sub-division of plots, e.g. by building on the garden of a house, will be permitted.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	+	Additional dwellings will contribute to meeting the housing requirements .	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Principles of sustainable building design will mitigate any negative effects on air quality.	
10. To maintain and where possible improve water quality	0/-	Principles of sustainable building design will mitigate any negative effects on water quality.	

11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	More buildings – more waste.
14. To reduce the effects of traffic on the environment	-	Potentially more cars
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Could be mitigated by using principles of sustainable building design.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/-	Loss of gardens
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Protects character of surroundings
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Seeks efficient use of land that does not prejudice development of adjacent land
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	+	Seeks efficient use of land that does not prejudice development of adjacent land
Assessment Summary	Principles of sustainable building design will mitigate any negative effects	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM8 – Extensions to Residential Curtilages		
Policy summary:			
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/+	Increases individual satisfaction for where they live
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Protects hedgerows/requires replacement
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Does not allow visual intrusion into countryside
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No major sustainability issues	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM9 – Gypsies, Travellers and Travelling Showpersons	
Policy summary:	The criteria against which proposals for sites and pitches will be assessed, including personal as well as site criteria.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Health needs of gypsies and travellers considered.
2. To maintain and improve levels of education and skills in the population overall	+	Considers needs of children's education
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion	+	Encourages sites to be well related to existing urban areas.
5. To improve access to key services for all sectors of the population	+	Encourages sites to be well related to existing urban areas.
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community	+	Recognises needs of gypsies, travellers and showpeople
8. To improve the quality of where people live and to encourage community participation	+/-	Positive for gypsies but may be negative for existing residents
9. To maintain and where possible improve air quality	0/-	Slightly negative due to the additional traffic.
10. To maintain and where possible improve water quality	+	Considers need for mains water and sewage
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Can generate more waste.
14. To reduce the effects of traffic on the environment	-	Generate more traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	More traffic & energy use cause more carbon dioxide emissions.
16. To reduce vulnerability to flooding	+	Sites must not be vulnerable to flooding
17. To conserve and enhance biodiversity and geodiversity	+	Considered within and adjacent to site
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Visual impact considered but not archaeological assets.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Visual impact considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Waste minimisation is not considered but could be achieved through provision of waste disposal facilities in particular encouraging recycling.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	No mitigation proposed.(Check handling of archaeological assets later)	

Policy:	DM10 – Protection of Employment Sites		
Policy summary:	Presumption in favour of retaining land/buildings in employment use unless it can be clearly demonstrated that there is.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Reuse of redundant sites can reduce vandalism	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	+	Change to residential use has to be on site within physical limits boundary	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Seeks to retain employment sites	
7. To meet the housing requirements of the whole community	+	Can allow change to residential	
8. To improve the quality of where people live and to encourage community participation	+	Redevelopment can improve quality of place	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	?/-	Impact will depend on previous use but not specifically considered	

18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Industrial archaeology or historic buildings not considered
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Impact not considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Seeks to retain employment uses
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Planning benefit of change considered
23. To encourage and accommodate both indigenous and inward investment	+	Retention of sites makes land available for business
Assessment Summary	Replacement activity on site means likely to be little change to traffic, waste etc	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM11 – Warehousing and Storage		
Policy summary:	Guidance on suitable locations for warehouses, storage compounds, open storage.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality	0/-	Increased HGV traffic, pollution	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality	-	Greenfield land may be utilised.	

12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	0/-	Increased traffic, including HGVs, to warehouse, but locations must be well related to primary road network
15. To reduce emissions of greenhouse gasses from energy consumption	-	Increased traffic can cause more carbon dioxide.
16. To reduce vulnerability to flooding	-	Increased impermeable surface increases runoff.
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encourages economic growth, particularly recognising needs related to agriculture, resulting in more employment opportunities.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	More local warehousing may aid efficient distribution of goods
23. To encourage and accommodate both indigenous and inward investment	+	Encourages economic growth, more employment opportunities.
Assessment Summary	Negative impacts on SA Objectives 9, 14 and 15 are triggered by the increase in HGV traffic associated with warehousing and storage depots. Priority needs to be given to the reuse of brownfield land before Greenfield (mitigated by Core Strategy policy 1). Mitigation to reduce vulnerability to flooding is to require sustainable drainage systems are installed (covered by Core Strategy Policy 1 and DM25)	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	No additional mitigation required.	

Policy:	DM12 – Expansion and Intensification of Employment Sites		
Policy summary:	Considerations to apply in the case of proposals to expand or intensify existing employment uses. Reference to mitigation measures designed to reduce vehicle movements.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	+	Considers provision of services	

6. To offer everybody the opportunity for rewarding and satisfying employment	++	Potential to create more job opportunities.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Considers impact on residential amenity & living conditions
9. To maintain and where possible improve air quality	+	Considers living conditions
10. To maintain and where possible improve water quality	0/-	Usage of SUDs will be a mitigation measure.
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	+	Considers transport and traffic mitigation measures
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Negative as a result of increased traffic.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	+	Conservation of the environment considered
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/-	Not clearly addressed in this policy.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Conservation of the environment considered
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Encourages additional employment
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Considers traffic impacts
23. To encourage and accommodate both indigenous and inward investment	+	Employment sites will attract investment.
Assessment Summary	Conservation of the environment is a generic term and not clear what it might cover but probably not conservation of historic interest.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Covered by SP13 Landscape and townscape	

Policy:	DM13 – Conversion and re-use of Redundant Buildings in the Countryside		
Policy summary:	The criteria against which re-use and conversions will be considered including to a residential use.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	+	Allows reuse of buildings for local services	
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Buildings turned to employment use, local employees encouraged	
7. To meet the housing requirements of the whole community	++	Allows conversions to residential use	
8. To improve the quality of where people live and to encourage community participation	0	Policy protects against negative effects of traffic on local residents but could be a cumulative effect if several developments.	
9. To maintain and where possible improve air quality	0	As above	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste	-	Increased development will produce more waste	
14. To reduce the effects of traffic on the environment	-	Traffic will increase	
15. To reduce emissions of greenhouse gasses from energy consumption	-	Traffic will increase	
16. To reduce vulnerability to flooding	-/0	Could allow reuse of buildings in flood risks zones.	
17. To conserve and enhance biodiversity and geodiversity	+	Survey work required for legally protected species & their habitats	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Allows reuse of buildings and alterations that respects traditional design.	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Contribution to/maintenance of character to local area required by policy	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Some buildings may be converted to employment use in the countryside	
21. To revitalise town centres			
22. To encourage efficient patterns of movement in support of economic growth			

23. To encourage and accommodate both indigenous and inward investment	+	Conversion for employment use may attract investment
Assessment Summary	Reuse of buildings will result in waste being produced. Waste minimisation and recycling needs to be required. (covered bySP1). Traffic will increase as a result of reuse of buildings however the policy seeks to ensure that it is at a level that can be accommodated by the road network and it will consider the cumulative effect if further proposals come forward. No mitigation required. Application of DC 33 Flood risk will ensure that permission is not given to developments in areas at high risk from flooding.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM14 – Farm Diversification	
Policy summary:	Criteria against which proposals relating to farm diversification will be assessed.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	++	New opportunities for employment.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Potentially could create more traffic, but addressed in detail in the policy and monitoring should be suggested as mitigation measure.
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	New activities create waste
14. To reduce the effects of traffic on the environment	+	Impact on road network & access to PRN considered
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Can have additional lorry movements – increased carbon dioxide emissions.
16. To reduce vulnerability to flooding		

17. To conserve and enhance biodiversity and geodiversity	-	Could have negative effects. Not clearly reflected in this policy. Mitigation – Surveys.
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Creates additional employment.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Impact on road network & access to PRN considered
23. To encourage and accommodate both indigenous and inward investment	+	Attracts investment.
Assessment Summary	Farms could be used as composting facilities and help reduce waste. Biodiversity not considered see SP12 for mitigation	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigated by SP12 Biodiversity and geodiversity	

Policy:	DM15 – Agricultural Buildings and Structures	
Policy summary:	Proposals for large agricultural buildings including structures for livestock and bulk storage will only be permitted where stated criteria are met.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Potential for employment.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	0/-	Can potentially increase traffic.
10. To maintain and where possible improve water quality	+	Disposal of effluent considered

11. To conserve soil resources and quality	-	Could take greenfield land
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Will increase waste
14. To reduce the effects of traffic on the environment	+	Considers road network and free flow of traffic
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Could have some additional carbon dioxide emissions due to traffic.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Considers AONB and SLA but not biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Considers AONB and SLA
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Allows expansion of agricultural activities
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Considers traffic generation & seeks to maximise location in relation to road network
23. To encourage and accommodate both indigenous and inward investment	+	Will attract investment.
Assessment Summary	Lack of consideration of biodiversity and geodiversity mitigated by SP 31 in part. Waste and Greenfield take not considered.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigation is through applications of other policies.	

Policy:	DM16 – Farm Shops		
Policy summary:	Positive policy supporting farm shops subject to certain criteria including origin and range of goods sold.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			

5. To improve access to key services for all sectors of the population	+	Recognises farm shops may provide facility not otherwise available to community
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Encourages local employment opportunities by requiring non-food produce to be locally made.
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Facilitates purchase of local produce
9. To maintain and where possible improve air quality	0	Volume of traffic considered
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	May increase waste
14. To reduce the effects of traffic on the environment	0/+	Volume of traffic considered and encourages local employment, increasing possibilities of reduced home work - trips.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Volume of traffic considered
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Should retain character of farm buildings converted to shop
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Impact on surrounding area considered & must avoid open countryside
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Opportunities for new employment.
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Retail not related to farm will be directed to higher order settlement
23. To encourage and accommodate both indigenous and inward investment	+	Likely to attract investment.
Assessment Summary	A largely sustainable policy considering traffic issues and local character, though waste not considered.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM17 – Touring Caravan, Camper vans and Camping Sites	
Policy summary:	Restrictions on where touring caravan and camping sites will not be permitted, particularly in respect of designated areas.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/-	Could have some minor negative effects on local residents.
9. To maintain and where possible improve air quality	0	Free flow of traffic considered
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0/+	Policy requires siting where mains water available
13. To reduce waste	0/-	Can increase waste but policy requires siting where waste services and mains water available.
14. To reduce the effects of traffic on the environment	0	New/bigger sites will increase traffic but highway safety & free flow considered
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Traffic will cause some additional carbon emissions.
16. To reduce vulnerability to flooding	-	No consideration given
17. To conserve and enhance biodiversity and geodiversity	+	Protection of adjacent wildlife sites considered
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Not permitted in Heritage Coast, estuaries, exposed AONB or anywhere where adverse impact on landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Will encourage tourists that will support local businesses
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		

23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Scale of development should be adequately controlled so the impact on communities would be low.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	SP 12 Coastal zone and DC33 Flood risk in part mitigate for vulnerability to flooding.	

Policy:	DM18 – Static Holiday Caravans, Cabins and Chalets	
Policy summary:	The locations where such sites will be permitted and the criteria for their assessment.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	0/-	Could have some minor negative effects on local residents.
9. To maintain and where possible improve air quality	0	Free flow of traffic considered
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste	-	Can increase waste.
14. To reduce the effects of traffic on the environment	0	New/bigger sites will increase traffic but highway safety & free flow considered
15. To reduce emissions of greenhouse gasses from energy consumption	0/-	Traffic will cause some additional carbon emissions.
16. To reduce vulnerability to flooding	-	No consideration given
17. To conserve and enhance biodiversity and geodiversity	-	No consideration given

18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Not permitted in Heritage Coast, estuaries, exposed AONB or anywhere where adverse impact on landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Will encourage tourists that will support local businesses
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Waste not considered. SP12 & DM27 provides some protection to bio and geo diversity. SP 30 Coastal zone and DM28 Flood risk in part mitigate for vulnerability to flooding.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM19 – Parking Standards		
Policy summary:	Reference to standards contained within supplementary planning guidance and exceptions such as town centres.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Encourages investment in cycling and walking measures instead of parking.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population	+	Encourages investment in cycling, walking, public transport and public car parking, increasing choice of access.	
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Increasing choice of access could improve satisfaction with local area	
9. To maintain and where possible improve air quality	-	Parking provision will encourage private car usage	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle			

where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	-	Parking provision will encourage private car usage
15. To reduce emissions of greenhouse gasses from energy consumption	-	Parking provision will encourage private car usage; and therefore energy consumption and emissions
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-/0	Minor impacts from land take
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres	+/0	Planned provision of parking and other forms of access will help bring people into town centres
22. To encourage efficient patterns of movement in support of economic growth	+	Planned provision of parking and other forms of access will contribute to efficient movement patterns.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Negative effects of increased traffic flows will be considered when looking at the suitability of the development for its proposed location.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM20 – Travel Plans		
Policy summary:	Need for green travel plans as part of proposals with significant traffic generation.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Encourages cycling and walking	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion	+	Improves facilities for cycling and walking	
5. To improve access to key services for all sectors of the population	+	Links to public transport are mentioned in the policy.	

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Encourages investment in sustainable transport
9. To maintain and where possible improve air quality	++	Seeks to reduce traffic
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	++	Decrease the amount of traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Decreased traffic will reduce the carbon release.
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Encourages range of modes of transport and links between them.
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No significant negative impacts	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM21 – Design: Aesthetics		
Policy summary:	Poor design and layout and proposals which seriously detract from the character of the area will not be permitted. Supports Conservation of energy and has regard to SPDs.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	++	Encourages good design & fit with surroundings	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption	++	Encourages conservation of energy and use of alternative sources of energy	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	++	Layouts should protect ecological value & enhance habitat creation	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Alterations & extensions should respect period & Architectural characteristics	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Layouts should incorporate existing site features of landscape	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
21. To revitalise town centres	+	Where no varied townscape quality of design should create new point of interest	
22. To encourage efficient patterns of movement in support of economic growth			

23. To encourage and accommodate both indigenous and inward investment	+	Good design can encourage investment
Assessment Summary	A very sustainable policy, particularly with regard to conserving local character.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM22 – Design: Function		
Policy summary:	Proposals should make provision for their functional requirements. Support water conservation measures.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	0/+	Requires provision of cycling and footways for walking	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	++	Need for crime prevention, secure design, surveillance, lighting & visibility recognised	
4. To reduce poverty and social exclusion	+	Requires safe & convenient access for people with disabilities	
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Seeks to ensure good design for access, parking, emergency vehicles, waste collection & crime prevention	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality	++	Strongly encourages permeable soakaways	
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Strongly encourages water conservation measures such as grey water & efficiency devices	
13. To reduce waste			
14. To reduce the effects of traffic on the environment	+	Makes provision for public transport, cars, cyclists & parking	
15. To reduce emissions of greenhouse gasses from energy consumption			
16. To reduce vulnerability to flooding	+	Encourages permeable soakaways	
17. To conserve and enhance biodiversity and geodiversity			

18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A wholly sustainable policy, particularly in terms of health, safety, accessibility and water conservation.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None required	

Policy:	DM23 – Residential Amenity		
Policy summary:	Development that causes an unacceptable loss of residential amenity will be refused.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Needs of safety & security considered	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+	Allows no loss of amenity (eg privacy, daylight) and will not allow location in an area subject to noise issues.	
9. To maintain and where possible improve air quality	+	No loss of air quality accepted	
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			

13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No mitigation needed.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM24 – Sustainable Construction		
Policy summary:	Large scale development should provide at least 10% of their energy requirements from on-site renewable energy generation. An energy statement should accompany planning applications.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			

7. To meet the housing requirements of the whole community	0/-	May discourage developers
8. To improve the quality of where people live and to encourage community participation		
9. To maintain and where possible improve air quality	+	Renewable or low-carbon energy generation required
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible	++	Water and minerals must be used appropriately and efficiently. Water conservation measures must be demonstrated
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	+	Design must maximise energy efficiency and energy conservation to reduce overall energy demand and requires renewable or low carbon in some cases .
16. To reduce vulnerability to flooding	+	Size of impermeable areas to be minimised. Possibility for different solutions in areas of particular flood risk noted.
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A more sustainable policy, many changes from that previously assessed.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM25 – Art		
Policy summary:	Encourage the provision of publicly accepted art on large developments.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			

2. To maintain and improve levels of education and skills in the population overall	0/+	Encourages an outlet for art using local skills
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Promotes public involvement in public art to achieve a sense of place and identity. Also ensures maintenance.
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Art can help celebrate and articulate local traditions and personalities
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0/+	Art can help celebrate and articulate local traditions and personalities
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No significant negative impacts.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Long term upkeep of art secured.	
Mitigation proposals summary:	None	

Policy:	DM26 – Lighting		
Policy summary:	Minimise light pollution		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	+	Ensures no glare or light spillage onto highways which could dazzle, distract or disorientate road users.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity	+	Permitted for security reasons	
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	+/-	Community benefit but may be negative impact on individual householders.	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			
13. To reduce waste			
14. To reduce the effects of traffic on the environment			
15. To reduce emissions of greenhouse gasses from energy consumption	-	Allowing lighting increases energy use. However aims for minimum needed.	
16. To reduce vulnerability to flooding			
17. To conserve and enhance biodiversity and geodiversity	-	Lighting could effect some species but policy only concerned with areas of nature conservation importance.	
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	Lighting historic buildings could enhance quality of place, on other buildings could have negative impact.	
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Could enhance quality of place and policy wording ensures protection of landscape	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area			
21. To revitalise town centres			
22. To encourage efficient patterns of movement in support of economic growth			
23. To encourage and accommodate both indigenous and inward investment			

Assessment Summary	Policy wording now encourages the minimum amount of lighting and has regard to nature conservation and landscape impact.
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	None

Policy:	DM27 – Biodiversity and Geodiversity	
Policy summary:	New development considers the impact on biodiversity and geodiversity with regard to designations, enhance corridors and protection of sites and species.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/+	Public access to green space improved, thereby encouraging exercise
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Increases land managed for ecological interest & aims to increase public access to sites.
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality	0/+	Areas of designated sites allow filtration to water table.
11. To conserve soil resources and quality	+	Protection of designated sites conserves soil resources
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	++	Protects biodiversity and geodiversity & enhances by improved site management. Seeks opportunities to create and enhance wildlife corridors and networks

18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Retention of habitats, corridors & networks will assist landscape conservation. Improved site management.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0/+	Protecting biodiversity sites may increase tourism
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	A sustainable policy with regard to biodiversity and geodiversity, the wording of which has been strengthened in the final version of the plan. However, increased public access to sites could have impact on biodiversity.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:	Long term impact of increased public access could have detrimental effect on biodiversity	
Mitigation proposals summary:	Increased public access proposals need to be assessed for the impact on biodiversity	

Policy:	DM28 – Flood Risk		
Policy summary:	Development should be directed to areas of low flood risk. Otherwise development should proceed in accordance with government guidance in PPS25.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	0/-	Could have negative effect on health of the population.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community	0/+	Allows development in the flood zones if satisfies sequential test	
8. To improve the quality of where people live and to encourage community participation			
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			

11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding	++	Restricts development in flood zones unless satisfies sequential test
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	Other than first sentence & last paragraph policy focuses on housing.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM29 – Telecommunications		
Policy summary:	Installations will only be approved where their visual impact is minimised.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall			
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			

6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	+	Controls site selection of telecommunication equipment
9. To maintain and where possible improve air quality	+	Availability of telecommunication equipment can reduce the need for travel
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality	++	Seeks restoration of land to former condition if use discontinued
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment	+	Availability of telecommunication equipment can reduce the need for travel
15. To reduce emissions of greenhouse gasses from energy consumption	+	Availability of telecommunication equipment can reduce the need for travel
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Could impact habitats & species
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Not permitted unless meet essential need & no suitable alternative
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Not permitted unless meet essential need & no suitable alternative
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Could facilitate business growth
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth	+	Use of telecommunications can reduce need to travel, commute etc
23. To encourage and accommodate both indigenous and inward investment	+	Availability of telecommunications could encourage investment
Assessment Summary	Largely sustainable policy with the only negative mitigated by DM27 Biodiversity and geodiversity	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM30 – Key Facilities
Policy summary:	Retain key facilities unless use is not and cannot be financially viable and the local community

	has not come forward with a realistic proposal for the business.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Seeks to protect sports facilities
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity		
4. To reduce poverty and social exclusion		
5. To improve access to key services for all sectors of the population	++	Seeks to retain key facilities
6. To offer everybody the opportunity for rewarding and satisfying employment		
7. To meet the housing requirements of the whole community		
8. To improve the quality of where people live and to encourage community participation	++	Seeks to retain key facilities within community and gives community opportunity to run
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Seeks to retain facilities in existing locations
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Seeks to retain facilities in existing locations
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		

Assessment Summary	No negative effects identified.
Secondary, Cumulative or synergistic effects:	
Short/medium/long term effects:	
Mitigation proposals summary:	None

Policy:	DM31 – Public Buildings	
Policy summary:	Aim to retain public buildings such as schools, churches and halls as community buildings and resist commercial or residential uses.	
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		
2. To maintain and improve levels of education and skills in the population overall		
3. To reduce crime and anti-social activity	0/+	Likely to keep community centres and recreation activity centres providing social activities
4. To reduce poverty and social exclusion	0/+	Likely to keep community centres and recreation activity centres providing local meeting places
5. To improve access to key services for all sectors of the population	0	Likely to keep community centres and recreation activity not improve
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Retains jobs related to such facilities
7. To meet the housing requirements of the whole community	0/-	Restricts change to residential
8. To improve the quality of where people live and to encourage community participation	0	Seeks to maintain services
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Seeks to retain existing uses

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Seeks to retain existing uses
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No major negative effects	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

Policy:	DM32 – Sport and Play		
Policy summary:	New sport and play facilities to be considered in relation to the character of location, scale of settlement, impact on landscape, townscape, access, amenity etc. Loss of sports and play facilities considered in context. May require provision elsewhere to meet shortfall.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	++	Recreation facilities would improve the health of the population overall.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Will provide employment opportunities.	
7. To meet the housing requirements of the whole community			
8. To improve the quality of where people live and to encourage community participation	++	Facilities may become a valued neighbourhood/community possession.	
9. To maintain and where possible improve air quality			
10. To maintain and where possible improve water quality			
11. To conserve soil resources and quality			
12. To use water and mineral resources efficiently, and re-use and recycle where possible			

13. To reduce waste	-	Development will produce waste
14. To reduce the effects of traffic on the environment	-/0	Traffic could increase locally, although access provision is considered by the policy
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	-	Access provision and playing fields will impact upon biodiversity/geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	Considers character of the location
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	Considers impact on townscape and landscape
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment	0/+	May attract investment
Assessment Summary	Waste minimisation required under SP15 climate change. Reference to impact and management of local biodiversity assets should be added to the policy. This would help ensure that the duty to enhance biodiversity is respected.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	Mitigated by DM27 Biodiversity and geodiversity	

Policy:	DM33 – Allotments		
Policy summary:	Protection of existing allotments and provision of new sites to meet demand.		
SA objective:	Impact:	Comments / Mitigation:	
1. To improve the health of the population overall	++	Provision of allotments provides exercise for owners & encourages growth of fruit & veg.	
2. To maintain and improve levels of education and skills in the population overall			
3. To reduce crime and anti-social activity			
4. To reduce poverty and social exclusion			
5. To improve access to key services for all sectors of the population			
6. To offer everybody the opportunity for rewarding and satisfying employment			
7. To meet the housing requirements of the whole community			

8. To improve the quality of where people live and to encourage community participation	+	Allows those with no garden to have space to grow things
9. To maintain and where possible improve air quality		
10. To maintain and where possible improve water quality		
11. To conserve soil resources and quality		
12. To use water and mineral resources efficiently, and re-use and recycle where possible		
13. To reduce waste		
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption		
16. To reduce vulnerability to flooding		
17. To conserve and enhance biodiversity and geodiversity	0/+	Might add to biodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance		
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes		
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area		
21. To revitalise town centres		
22. To encourage efficient patterns of movement in support of economic growth		
23. To encourage and accommodate both indigenous and inward investment		
Assessment Summary	No negative impacts identified.	
Secondary, Cumulative or synergistic effects:		
Short/medium/long term effects:		
Mitigation proposals summary:	None	

APPENDIX 5: Quality Assurance Checklist

The checklist below is intended to help test whether the requirements of the Strategic Environmental Assessment (SEA) Directive are met, and show how effectively the Sustainability Appraisal has integrated environmental considerations into the plan-making process. It covers both the technical elements of the SEA and the procedural steps of the SEA process under the Directive.

Quality Assurance checklist	Located in
Objectives and context <ul style="list-style-type: none"> • The plan's or programme's purpose and objectives are made clear. • Environmental issues and constraints, including international and EC environmental protection objectives, are considered in developing objectives and targets. • SEA objectives, where used, are clearly set out and linked to indicators and targets where appropriate. • Links with other related plans, programmes and policies are identified and explained. • Conflicts that exist between SEA objectives, between SEA and plan objectives and between SEA objectives and other plan objectives are identified and described. 	<p>Table 5.2 Section 6.1, 6.3 & 7.1, 7.3 Appendix 2 Scoping report & Section 5.1</p> <p>Section 5.2 Appendix 1 Section, 5.1 Appendix 3 of Oct 08 SA & Appendix 7 2011 Section 5.3</p>
Scoping <ul style="list-style-type: none"> • Consultation Bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. • The assessment focuses on significant issues. • Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. • Reasons are given for eliminating issues from further consideration. 	<p>Section 3.4 Updated in Table 4.3</p> <p>Section 4.4</p> <p>Section 4.4</p>
Alternatives <ul style="list-style-type: none"> • Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. • Alternatives include 'do minimum' and/or 'business as usual' scenarios wherever relevant. • The environmental effects (both adverse and beneficial) of each alternative are identified and compared. • Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained. • Reasons are given for selection or elimination of alternatives. 	<p>Section 6.4 & 7.3</p> <p>Section 6.4 & 7.3 Appendices 2 & 3 Appendix 6</p> <p>Section 6.5 & 7.4</p> <p>Appendix 6</p>
Baseline information <ul style="list-style-type: none"> • Relevant aspects of the current state of the environment and their likely evolution without the plan or programme are described. • Environmental characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan. • Difficulties such as deficiencies in information or methods are explained. 	<p>Section 4.2, 4.3</p> <p>Section 4.1</p> <p>Section 4.4</p>
Prediction and evaluation of likely significant environmental effects <ul style="list-style-type: none"> • Effects identified include the types listed in the Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant; other likely environmental effects are also covered, as appropriate. 	<p>Section 6.5 & 7.4, Appendices 2 & 3</p>

<ul style="list-style-type: none"> • Both positive and negative effects are considered, and the duration of effects (short, medium or long-term) is addressed. • Likely secondary, cumulative and synergistic effects are identified where practicable. • Inter-relationships between effects are considered where practicable. • The prediction and evaluation of effects makes use of relevant accepted standards, regulations, and thresholds. • Methods used to evaluate the effects are described. 	<p>Appendices 2 & 3</p> <p>Appendices 2 & 3</p> <p>Section 6.5 & 7.4 Appendices 2 & 3</p> <p>Section 6.5 & 7.4</p>
<p>Mitigation measures</p> <ul style="list-style-type: none"> • Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan or programme are indicated. • Issues to be taken into account in project consents are identified. 	<p>Section 6.6 & 7.6</p> <p>Section 6.6 & 7.6</p>
<p>The Environmental Report</p> <ul style="list-style-type: none"> • Is clear and concise in its layout and presentation. • Uses simple, clear language and avoids or explains technical terms. • Uses maps and other illustrations where appropriate. • Explains the methodology used. • Explains who was consulted and what methods of consultation were used. • Identifies sources of information, including expert judgement and matters of opinion. • Contains a non-technical summary covering the overall approach to the SEA, the objectives of the plan, the main options considered, and any changes to the plan resulting from the SEA. 	<p>Contents page Throughout & Glossary 14 included Section 3.1 Section 3.4</p> <p>Section 4.1</p> <p>Section 1</p>
<p>Consultation</p> <ul style="list-style-type: none"> • The SEA is consulted on as an integral part of the plan-making process. • Consultation Bodies and the public likely to be affected by, or having an interest in, the plan or programme are consulted in ways and at times which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and Environmental Report. 	<p>Section 3.4</p> <p>Section 3.4</p>
<p>Decision-making and information on the decision</p> <ul style="list-style-type: none"> • The environmental report and the opinions of those consulted are taken into account in finalising and adopting the plan or programme. • An explanation is given of how they have been taken into account. • Reasons are given for choosing the plan or programme as adopted, in the light of other reasonable alternatives considered. 	<p>Section 3.4 & Appendix 5 Appendix 5 Appendix 5</p>
<p>Monitoring measures</p> <ul style="list-style-type: none"> • Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA. • Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA. • Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect.) • Proposals are made for action in response to significant adverse effects. 	<p>All covered in Sections 6.10 and 7.10</p>

Appendix 6: Iterations of policies under the Core Strategy

Introduction

- 1.01 This document was produced by Suffolk Coastal District Council to summarise the evolution of core strategy and Development Management policies over the period of plan preparation. Comments about the specific role of SA have been added where the SA specifically assisted the development of the policy for the purposes of this appendix. Over the last few years the SA work has sought to update the previous version of preferred policies, seeking each time to make them more sustainable, often influencing small wording amendments, too numerous to detail.
- 1.02 The Appendix is intended to help demonstrate a summary of the decision making for the Core Strategy policies development and alternative options. Due to the iterative process and various redrafts and renumbering of policies, it is impractical to itemise the history of each policy individually. Instead, this section sets out the key options and decision making relevant to each topic/theme. References are provided [*in square brackets*], where relevant, to historical documents where this can help to evidence the decision making audit trail and specific parts of environmental assessments. A full reference list with webpage addresses to each Sustainability Appraisal document can be found at the end of this Appendix.
- 1.03 The original Core Strategy policy options and accompanying Sustainability Appraisal of each identified option were published in December 2008. The Council has updated the SA assessment at each significant milestone in the Core Strategy production process, so that the potential impacts of policy revisions could be considered in decision making and in public consultation.
- 1.04 In order to consider and compare the full sustainability analysis for each individual policy, reference should be made back to each iteration of the Core Strategy document, and, where relevant, the accompanying Sustainability Appraisal. All documents are available via the Council website (www.suffolkcoastal.gov.uk). The reader should also make reference to the Council's historical meeting reports, agendas and minutes also published on the Council website spanning from 2006 to present. In order to help with the use of this Appendix, where relevant, each key policy finding and policy decision has been signposted to the relevant part of previous documents.

Sustainable Development

Current policy numbers – SP1 Sustainable Development

- 1.05 The alternative approach to this was to simply repeat or adopt national / regional policies in relation to sustainable development [*SA, 2008 page 77*]. The preferred approach was to give further thought to local issues within the district and also include these. The policy is broadly similar to that as it was at the early drafting stage. However points in the preferred policy were strengthened regarding reducing poverty and social exclusion, opportunities for employment and bio/geodiversity as a result of the SA comparison with the RSS version at the preferred options stage [*SA, 2008 page 76-77*]. One further change made in November 2010 that added “the best of areas” to (j)

was withdrawn in June 2011 as a result of the concerns raised in the November 2010 update SA [SA, 2010b page 1].

Overall Housing Requirement

Current policy numbers – SP2 Housing Numbers

- 1.06 The considered options for identifying the overall district housing requirement were as follows:

Options considered – District housing requirement

Decision	Option policy / approach	Comments
Preferred Option	A housing requirement rate as established by the Regional Spatial Strategy (RSS) [SA, 2008 pages 120 – 121] [SA, 2010 Report page 39; Appendix pages 11-12]	Selected as the preferred option as it was fully consistent with the RSS and the evidence base to support it. [LDFTG 11-09-07 App 1 page 1; Minutes page 6] [CL 18-03-10 App 1 pages 29-31; Minutes pages 70-78]
Dismissed	An increase in the Ipswich Policy Area houses above that identified in the RSS, and a subsequent reduction in housing allocations in the rest of the district [SA, 2008 pages 121 – 123]	This would reduce the opportunity for new allocations elsewhere in the district and fail to address affordable housing and local circumstances eg. regeneration. [LDFTG 11-09-07 App 1 page 11; Minutes page 6]
Dismissed	An increase in the assumptions of 'windfall' sites potential and a subsequent reduction in the new allocations required for the district [SA, 2008 pages 123 – 125]	An over-reliance on windfall sites is an uncertain strategy and contrary to national planning policy. The Council must positively identify new allocations to meet local housing needs. [LDFTG 11-09-07 App 1 page 3; Minutes page 6]
1.07	It was concluded that the preferred option to meet RSS identified housing rates would require 7,710 new homes between 2008 – 2025. [SA, 2008 pages 120-121] [LDFTG 11-09-07 App 1 page 1; Minutes page 6]	
1.08	An update of the housing requirements in the Core Strategy – Interim Planning Policy document resulted in a minor change to the overall housing numbers so that from 2009 – 2026 the district requirement would be 7,660 homes. [CPP 21-01-10 App 1 page 22] [CAB 24-02-10 App 1 page 22; Minutes page 71] [CL 18-03-10 App 1 page 29; Minutes pages 77-78]	
1.09	The Reviewed Core Strategy housing requirement was based on a 'bottom up' approach. This included looking at specific local data on social and economic trends and comparing this with considerations on environmental capacity. The result was a further update to the overall housing numbers and meant an overall housing requirement of 7,590 homes from 2010 – 2027. [CAB 02-11-10 Report pages 6-9; Minutes page 39]	

Housing Distribution

Current policy numbers – SP2 Housing Numbers, SP3 New Housing

1.10 The considered options for establishing the housing distribution were as follows:

Options considered – housing distribution

Decision	Option policy / approach	Comments
Preferred Option	Development to be concentrated at the major centres of Ipswich Policy Area and Felixstowe, with a remaining number of houses spread over the market towns and larger villages [SA, 2008 page 125] [SA, 2010 Report page 39; Appendix pages 11-13]	Selected as the preferred option as it was consistent with growth in sustainable locations and also provided opportunities for appropriate growth in smaller rural communities. [LDFTG 11-09-07 App 1 pages 4-12; Minutes page 6] [LDFTG 28-07-08 App 1 page 4] [CAB 21-10-08 App 1 page 47-53; Minutes page 28] [CL 18-03-10 App 1 pages 31-34; Minutes pages 70-78]
Dismissed	Development to be only concentrated in the major centres and shared equally between Ipswich Policy Area and Felixstowe [SA, 2007 page 83] [SA, 2008 page 127]	This would reduce the opportunity for new allocations elsewhere in the district and would fail to address affordable housing and local circumstances eg. regeneration. [LDFTG 11-09-07 App 1 pages 4-12; Minutes page 6] [CAB 21-10-08 App 1 page 47-53; Minutes page 28]
Dismissed	Development to be concentrated at major centres of Ipswich Policy Area and Felixstowe, with a remaining number of houses to be allocated to market towns [SA, 2007 page 83]	This would reduce the opportunity for new allocations elsewhere in the district and would fail to address affordable housing and local circumstances eg. rural vitality. [LDFTG 11-09-07 App 1 pages 4-12; Minutes page 6] [CAB 21-10-08 App 1 page 47-53; Minutes page 28]

1.11 In 2007, the Council considered the indicative distribution concept in relation to the overall district housing requirements set out in the then draft of the East of England Plan [LDFTG 11-09-07 App 1 pages 4-12; Minutes pages 5-6]. The draft distribution of new housing allocations was:

- East of Ipswich – 970
- Felixstowe – 1,620
- Market Towns – 400
- Key & Local Service Centres - 200

1.12 Following further consideration, it was concluded that the draft preferred option for distribution of new allocated housing across the district would consist of: [LDFTG 28-07-08 App 1 page 9]

- Ipswich Policy Area – 1,050
- Felixstowe Peninsula – 1,660
- Market Towns – 600
- Key and Local Service Centres - 200

1.13 A review of the overall housing approach prior to the Core Strategy – Interim Planning Policy document (March 2010), resulted in changes to the proposed new allocation distribution across the district [LDFTG 16-06-09 App 3 pages 6-26] [CAB 07-07-09 App 1 pages 40-61; App 2 pages 7-25; App3 pages 5-15] [CPP 21-01-10 Report pages 6-7; App 1 pages 21-29; 55-82; Minutes pages 36-43] [CAB 24-02-10 Report pages 6-7, 13-19, 28; Addendum pages 3-7, 7-12; App 1 pages 21-29, 55-82; App 4 pages 1-3, 7-13; Minutes 65-69, 71] [CL 18-03-10 App 1 pages 28-38, 65-92] [SA, 2009 pages 5-15] [AA, 2009 pages 8-9, 20-27, 35]. This was primarily driven by a number of factors. In the Ipswich Policy Area there was a need to provide proper infrastructure improvements, coupled with socio-economic factors and a 'critical mass' to ensure a sustainable community [LDFTG 16-06-09 App 2 pages 8-9; App 3 page 7; Minutes pages 3-5] [CAB 07-07-09 App 1 pages 42-45] [CPP 21-01-10 Report pages 6-7; App 1 pages 61-65] [CAB 24-02-10 Report pages 17, 20-23; Addendum pages 3-7; App 1 pages 61-65; App 4 pages 7-10; Minutes pages 65-69, 71] [CL 18-03-10 App 1 pages 70-74] [SA, 2009 pages 5-7]. At Felixstowe, there was recognition of a lag in economic growth, but the housing proposals would still ensure a significant contribution to addressing local regeneration needs [LDFTG 16-06-09 App 3 page 8; Minutes pages 3-5] [CAB 07-07-09 App 1 pages 45-49] [CPP 21-01-10 Report pages 6-7; App 1 pages 65-69] [CAB 24-02-10 Report pages 24-26; App 1 pages 65-69; App 4 pages 10-12] [CL 18-03-10 App 1 pages 74-78] [SA, 2009 pages 5, 7-9]. More generally, there was also a more practical assumption of 'windfall' development, and a stronger objective to ensure that rural areas are able to benefit from appropriate growth [LDFTG 16-06-09 App 3 pages 3-4, 9-10; Minutes page 3] [CPP 21-01-10 Minutes pages 38-39, 41] [CAB 24-02-10 Addendum pages 7-12; App 2 page 2; Minutes 65-66].

1.14 The basic principles of sustainable development, locating proposed housing close to proposed jobs and ensuring deliverable infrastructure remained [LDFTG 16-06-09 App 3 pages 6-26] [CAB 07-07-09 App 1 pages 40-61; App 2 pages 7-25; App3 pages 5-15] [CPP 21-01-10 Report pages 6-7; App 1 pages 21-29; 55-82; Minutes pages 36-43] [CAB 24-02-10 Report pages 6-7, 13-19, 28; Addendum pages 3-7, 7-12; App 1 pages 21-29, 55-82; App 4 pages 1-3, 7-13; Minutes 65-69, 71] [CL 18-03-10 App 1 pages 28-38, 65-92] [SA, 2009 pages 5-15] [AA, 2009 pages 8-9, 20-27, 35]. This resulted in a new distribution of proposed new housing allocations which maximised benefits to existing and future residents:

- Ipswich Policy Area – 2,000
- Felixstowe Peninsula – 1,000
- Market Towns – 950
- Key & Local Service Centres - 490

1.15 Following the announcement by the Coalition Government to abolish the RSS and subsequent statutory housing requirements, the Council was minded to undertake a review of the local housing requirements [CL 27-05-10 Minutes pages 2-3]. The Government also revised the definition on previously development land (PPS3, June 2010 and further replacement in June 2011)

which could have a significant impact upon the Council's supply of 'brownfield' land [CAB 02-10-11 Report pages 1-10; Minutes pages 38-39]. The Council accordingly updated the Local Development Framework Evidence Base as set out above in 'overall housing requirement' summary. The requirement for new housing allocations was also amended to account for a significant change in previously developed land available and to provide certainty of proposed development in Felixstowe. The reviewed distribution of new housing allocations was as below:

- Eastern Ipswich Plan Area – 2,100
- Felixstowe Peninsula – 1,440
- Market Towns – 940
- Key & Local Service Centres – 780

At each significant evolution of housing policy, an updated SA and AA analysis have been produced to consider the potential impacts [SA, 2007] [SA, 2008] [SA, 2009] [SA, 2010a] [SA, 2010b] [SA, 2011] [AA, 2008] [AA, 2009] [AA, 2010] [AA, June 2011a] [AA, 2011b]. With the input from the SA and AA analysis, the preferred policy has become more sustainable over time and possible negative implications such as pressure on the environment, waste and traffic generation have been considered and mitigated by other policies and proposals. The SA process has also had consideration to the simultaneous environmental assessments and mitigation proposals which have been undertaken in the Core Strategy Appropriate Assessment. [SA, 2011 Report pages 9, 32, 57, 66]

Strategic Housing Areas:

Current policy numbers – SP20 Area East of Ipswich, SP21 Felixstowe/Walton and Trimley Villages

- 1.16 The principle for the criteria of scale for strategic Greenfield housing sites was established at an early stage in the LDF process [LDFTG 11-09-07 App 1 pages 13; Minutes pages 5-6]. This was that in choosing locations for the release of greenfield land in order to meet housing requirements, to seek to identify one, or at most two, strategic sites within each settlement. Further distribution of strategic housing options was therefore discounted and considered unrealistic as it would be unlikely to deliver comprehensive infrastructure requirements [LDFTG 11-09-07 App 1 pages 13; Minutes pages 5-6] [LDFTG 28-07-08 Minutes pages 11-12] [LDFTG 04-08-08 Minutes pages 20-23] [CAB 24-02-10 Addendum page 5].
- 1.17 The Council later considered broad options for strategic housing areas in the major centres of Ipswich Policy Area and Felixstowe. Strategic site appraisal was completed on all sites [SA, 2007 page 84] [SA, 2008 pages 38 – 41; 86 – 93; 93 - 96] [LDFTG 28-07-08 App 1 pages 10-14; App 8 pages 1-17] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 1-15] however a broad range of factors needed to be taken into consideration and the decisions by the Council were as follows. In the Ipswich Policy Area, the options were:

Options considered – Ipswich Policy Area, strategic housing areas

Decision	Option policy / approach	Comments
Preferred Option	Area 4 - South of Old Martlesham / East of A12 [SA, 2007 page 84] [SA, 2008 pages 86-88] [LDFTG 28-07-08 App 1 pages 10-14; App	Whilst there are recognised environmental sensitivities, this location had significant advantages of close proximity to

Decision	Option policy / approach	Comments
	8 pages 8-9]	key infrastructure facilities (road, public transport, schools, shops etc) and a strategic employment site. Mitigation proposals to manage potential impacts can be accommodated. [LDFTG 28-07-08 App 1 pages 3-4] [CL 18-03-10 App 1 pages 70-74; Minutes pages 70-78]
Dismissed	Area 1 - Ipswich boundary Westerfield to Rushmere St Andrew (village) [SA, 2007 page 84] [SA, 2008 pages 88-89] [LDFTG 28-07-08 App 1 pages 10-14; App 8 pages 2-3]	Recognised as good transport links into Ipswich, however access roads were minor and likely to cause localised traffic bottlenecks. Less well related to a strategic employment area and danger of coalescence to Westerfield and Rushmere St Andrew. [LDFTG 28-07-08 App 1 page 2]
Dismissed	Area 2 - North of A1214, Woodbridge Road [SA, 2007 page 84] [SA, 2008 pages 89-90] [LDFTG 28-07-08 App 1 pages 10-14; App 8 pages 4-5]	Good links to transport services and network. However, development north of the A1214 would significantly alter the character of the area as there is presently little development this side of the road and there is a lack of existing breadth of facilities. [LDFTG 28-07-08 App 1 page 2]
Dismissed	Area 3 - South of Kesgrave & Martlesham Heath [SA, 2007 page 84] [SA, 2008 pages 90-92] [LDFTG 28-07-08 App 1 pages 10-14; App 8 pages 6-7]	The close proximity of Foxhall Stadium to this area would likely cause significant noise issues on part of the site and would not be a good neighbour. In addition, the only access would be Foxhall Road, which would likely suffer significant traffic problems. Existing facilities at Kesgrave are not sufficiently developed to support further strategic growth, and the existing community has already experienced substantial recent housing growth. [LDFTG 28-07-08 App 1 page 3]
Dismissed	Area 5 - North west of A14 [SA, 2008 pages 92-93] [LDFTG 28-07-08 App 1 pages 10-14; App 8 pages 10-11]	Realistically, there is only land available for a limited amount of housing due to existing developed areas. The location does not have a substantial community centre and facilities, and the Suffolk Showground (Trinity Park) would detach any new strategic housing growth from the existing built up

Decision	Option policy / approach	Comments
		areas. To relocate the Showground would be practically difficult. <i>[LDFTG 28-07-08 App 1 page 3]</i>

In the Felixstowe area, the strategic housing area options were:

Options considered – Felixstowe Peninsula, strategic housing areas

Decision	Option policy / approach	Comments
Preferred Option	Dispersal of housing sites across the wider Felixstowe area and where possible, avoiding the best and most versatile agricultural land. <i>[SA, 2007 page 84] [SA, 2008 pages 93-95]</i>	This option was identified as the preferred option, following extensive debate, as it was considered to have the best overall community benefit by providing general housing growth across the wider Felixstowe area (including the Trimley villages) and spreading the potential adverse impacts. However, it was noted that infrastructure provision may be more difficult and will need to be addressed in detail in the Area Action Plan to be produced. <i>[LDFTG 04-08-08 Minutes pages 21-23] [CL 18-03-10 App 1 pages 74-78; Minutes pages 70-78]</i>
Dismissed	Area 1 - North East of A14 <i>[SA, 2007 page 84] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 2-3]</i>	The area benefits from good road transport links, however, there is a potential negative impact upon the AONB as well as potential isolation due to a lack of existing community facilities to the north of Felixstowe across the A14. <i>[LDFTG 04-08-08 App 1 pages 2-3]</i>
Dismissed	Area 2 - Land between Trimley villages, north of railway line and south of A14 <i>[SA, 2007 page 84] [LDFTG 04-08-08 App1 pages 11-16; App 8 pages 4-5]</i>	Strategic scale housing development in this area has the potential negative impact on the character and coalescence of the Trimley villages and upon nearby AONB and SSSI sites. Likely to generate local road congestion. <i>[LDFTG 04-08-08 App 1 page 3]</i>
Dismissed	Area 3 - South of Dockspur Roundabout between Walton and Trimley St Mary <i>[SA, 2007 page 84] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 7-8]</i>	Risk of coalescence between Trimley villages and Felixstowe [including Walton] as well as loss of prime agricultural land. Potential noise and air quality issues associated the A14 and railway <i>[LDFTG 04-08-08 App 1 page 3]</i>
Dismissed	Area 4 - North of Candlett Road	The area benefits from good road

Decision	Option policy / approach	Comments
	<i>[SA, 2007 page 84] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 9-11]</i>	transport links, however, there is a potential negative impact upon the AONB, community facilities and prime agricultural land as well as potential isolation due to a lack of existing key facilities to the north of Felixstowe. <i>[LDFTG 04-08-08 App 1 page 3]</i>
Dismissed	Area 5 - North of Felixstowe <i>[SA, 2007 page 84] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 12-13]</i>	Strategic scale housing would risk potential negative impacts upon the AONB to the north of Felixstowe as is exposed in landscape terms. The area is a considerable distance from strategic employment opportunities at the Port and the local road network is less suited to significant traffic. <i>[LDFTG 04-08-08 App 1 pages 3-4]</i>
Dismissed	Area 6 - Innocence Lane, 'Trimley All Saints' <i>[SA, 2007 page 84] [LDFTG 04-08-08 App 1 pages 11-16; App 8 pages 14-15]</i>	This location was included as a potential option for assessment following public consultation suggestions. The area is isolated away from the main built up area of the Felixstowe and would fail to make a substantial aid to regeneration. Lack of existing facilities. <i>[LDFTG 04-08-08 App 1 page 4]</i>

Settlement Policies

Current policy numbers – SP19 Settlement Policy

- 1.18 The district has a large and diverse range of settlements from dense urban and sub-urban areas to small villages and hamlets. In general correlation with their size, comes a greater or lesser degree of community services and sustainability. The Council needs to identify which areas are to be considered suitable for growth, as well as the areas where growth will be constrained in order to protect against inappropriate development. A number of options were considered:

Options considered - settlement hierarchy

Decision	Option policy / approach	Comments
Preferred Option	An approach which considers the function of an area and how settlements relate to each other, the facilities and services they provide and their physical size. The settlements across the district were classed into 6 categories: <i>[SA,</i>	This option was identified as the preferred option as it considers the local circumstances in each settlement and groups them into a limited range of categories where there are shared characteristics. There is adequate distinction

Decision	Option policy / approach	Comments
	<p>2007 pages 24, 81] [SA, 2008 pages 79-80] [SA, 2010 Report pages 42; Appendix pages 33-34]</p> <ul style="list-style-type: none"> * Major Centres * Towns * Key Service Centres * Local Service Centres * Other villages * Countryside 	<p>between urban areas and more rural areas. [LDFTG 23-07-07 App 1 pages 1-4; App 2 pages 1-3; Minutes pages 5-7] [LDFTG 01/10/08 App 2 pages 21-23; Minutes page 28] [CAB 21-10-08 App 1 pages 123-127; Minutes page 28] [LDFTG 16-06-09 App 3 page 17] [CL 18-03-10 App 1 pages 65-69; Minutes pages 70-78]</p>
Dismissed	A settlement hierarchy based upon physical size rather than sustainability criteria [SA, 2007 pages 24, 81] [SA, 2008 pages 80-82]	Simple in approach, but fails to analyse the local circumstances and facilities unique to each settlement as well as how settlements relate to each other for services and facilities etc. [LDFTG 23-07-07 App 1 pages 1-4; App 2 pages 1-3; Minutes pages 5-7] [LDFTG 01/10/08 App 2 pages 21-23; Minutes page 28] [CAB 21-10-08 App 1 pages 123-127; Minutes page 28]
Dismissed	A settlement hierarchy based upon sustainability criteria, but with less categories. [SA, 2007 pages 24, 81] [SA, 2008 pages 82-83]	Likely to be too simple as would not identify key planning differences between some groups of settlement. [LDFTG 23-07-07 App 1 pages 1-4; App 2 pages 1-3; Minutes pages 5-7] [LDFTG 01/10/08 App 2 pages 21-23; Minutes page 28] [CAB 21-10-08 App 1 pages 123-127; Minutes page 28]
Dismissed	A settlement hierarchy based upon sustainability criteria, but with more categories. [SA, 2007 pages 24, 81] [SA, 2008 pages 83-85]	Likely to be over complicated as many settlements share general planning characteristics and can be grouped. [LDFTG 23-07-07 App 1 pages 1-4; App 2 pages 1-3; Minutes pages 5-7] [LDFTG 01/10/08 App 2 pages 21-23; Minutes page 28] [CAB 21-10-08 App 1 pages 123-127; Minutes page 28]

Affordable Housing

Current policy numbers – SP3 New Housing, DM1 Affordable Housing on Exception Sites, DM2 Affordable Housing on Residential Sites

- 1.19 A number of policy options were considered for setting the overall level of affordable housing in the district. These were considered in the context of the Local Housing Assessment (LHA) in 2007.

Options considered – affordable housing

Decision	Option policy / approach	Comments
Preferred Option	To plan for 24% of the total new housing growth to be affordable housing [SA, 2007 page 85] [SA, 2008 pages 128-133] [SA, 2010 Report page 39; Appendix pages 12-13]	This option was identified as the preferred option as it was consistent with the findings of the 2006 LHA study. [LDFTG 11-09-07 App 1 pages 13-14] [CL 18-03-10 App 1 pages 36-37; Minutes pages 70-78]
Dismissed	To plan for 33% of the total new housing growth to be affordable housing [SA, 2007 page 85] [SA, 2008 pages 128-133]	This was considered to represent an inefficient over supply of affordable housing need, and was not supported by the Evidence Base. [LDFTG 11-09-07 App 1 pages 13-14]
Dismissed	To plan for 66% of the total new housing growth to be affordable housing [SA, 2007 page 85] [SA, 2008 pages 128-133]	This was considered to represent an inefficient over supply of affordable housing need, and was not supported by the Evidence Base. [LDFTG 11-09-07 App 1 pages 13-14]

The SA identified the benefits of the alternatives but advised that decision should be made on the basis of the Local Needs Survey which has been the case [SA, 2008 pages 128-133] [SA, 2010 page 52].

- 1.20 The more site specific approach to affordable housing required through planning applications was considered in the context of the overall approach.

Options considered - affordable housing on exception sites

Decision	Option policy / approach	Comments
Preferred Option	An approach which allows for affordable housing sites to be built where development would not normally be allowed. Where demonstrated support from a community led plan (eg. parish plan) or process (eg. Community Right to Build), a scheme may include a maximum of one in three open market housing. [SA, 2008 pages 160-162] [SA, 2010 Report page 59; App pages 49-50] [SA, 2010 Report page 59; Appendix pages 49-50]	This option was identified as the preferred option as it would assist rural communities to secure affordable housing development. The open market housing allowance would act as a locally derived incentive for a landowner to release suitable land. [LDFTG 11-09-07 Rep pages 13-14; Minutes pages 4-6] [LDFTG 22-06-09 App 1 pages 27-28; Minutes pages 9-10] [CL 18-03-10 App 1 pages 97-98; Minutes pages 70-78]
Dismissed	An approach which allows for affordable housing sites to be built where development would not	Provides opportunities for rural affordable housing, but lacks the flexibility communities may need to

Decision	Option policy / approach	Comments
	normally be allowed. However there would be a limited upon the size of site. [SA, 2008 pages 162-163]	suit their local circumstances. [LDFTG 11-09-07 Rep pages13-14; Minutes pages 4-6].

Options considered - onsite affordable housing requirement

Decision	Option policy / approach	Comments
Preferred Option	A continuation of the recently adopted Local Plan Saved Policies approach requiring a one in three affordable housing requirement. The requirement would be triggered by a threshold of schemes consisting of 3 or more houses in villages and 6 or more houses in market towns. [SA, 2008 pages 163-164] [SA, 2010 App pages 50-51] [SA, 2010 Report page 59; Appendix pages 50-51]	This option was identified as the preferred option as it would ensure a significant contribution of affordable housing in new developments, as well as having an established credible evidence base relating to viability. [LDFTG 11-09-07 Rep pages13-14; Minutes pages 4-6] [LDFTG 22-06-09 App 1 page 28; Minutes page 10] [CL 18-03-10 App 1 pages 98-99; Minutes pages 70-78]

Dismissed	An approach which continued the village / town development size thresholds, but the onsite affordable housing requirement would be lowered to 24% in accordance with the LHA study findings. [SA, 2008 pages 165-166]	This option would fail to meet the district overall housing requirement. As not every scheme would meet the relevant thresholds requiring affordable housing, the schemes which did trigger this need to provide a sufficient level of provision to meet demand. The existing thresholds have recently been adopted – 2006 – and it is still early days in terms of monitoring the impacts. [LDFTG 11-09-07 Rep pages13-14; Minutes pages 4-6].
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Housing in the Countryside

Current policy numbers – SP28 Other Villages, SP29 The Countryside, DM3 Housing in the Countryside, DM4 Housing in Clusters in the Countryside

1.21 The Council's general approach to the countryside was as follows:

Options considered - general approach to the countryside

Decision	Option policy / approach	Comments
Preferred Option	An approach which protects the countryside for its own sake and restricts development in non-sustainable areas, but allows flexibility for communities to bring forward affordable housing and	Following substantial debate, this option was identified as the preferred option as it would provide smaller rural communities with the flexibility to seek small growth which met local housing

Decision	Option policy / approach	Comments
	sympathetic small schemes to meet local needs. [SA, 2008 pages 110-112] [SA, 2010 Rep pages 44-45, 59; App pages 45-48, 51-52] [SA, 2010 Report pages 44, 59; Appendix pages 46-47, 51-52]	need. [LDFTG 23-07-07 App 2 page 6; Minutes pages 5-7] [LDFTG 11-09-07 Report pages 2-3; Minutes pages 4-5] [LDFTG 03-12-07 App 1 pages 4-12; Minutes pages 9-10] [LDFTG 26-02-08 App 1 pages 1-4; Minutes pages 15-17]. [LDFTG 22-06-09 App 1 pages 29-31; Minutes page 10] [CL 18-03-10 App 1 pages 88-92, 100-101; Minutes pages 70-78] This approach is consistent with the principles of the new national Community Right to Build scheme.
Dismissed	An approach which is entirely restrictive on development in the countryside outside of the established national policy exceptions. [SA, 2008 pages 112-113]	Failed to give rural communities the opportunities to secure practical local need housing. [LDFTG 23-07-07 App 2 page 6; Minutes pages 5-7] [LDFTG 11-09-07 Report pages 2-3; Minutes pages 4-5] [LDFTG 03-12-07 App 1 pages 4-12; Minutes pages 9-10] [LDFTG 26-02-08 App 1 pages 1-4; Minutes pages 15-17].

- 1.22 In order to further promote opportunities for sustainable development in rural areas, the Council explored options as below for a more flexible approach to local housing need in the countryside.

Options considered – development in housing clusters

Decision	Option policy / approach	Comments
Preferred Option	Where a small infill development is located within a 'cluster' of existing houses, and within close proximity of a settlement identified as Major Centre, Town, Key / Local Service Centre, flexibility may be given to allow housing for local need. [SA, 2008 pages 170-172] [SA, 2010 Report page 59; App pages 52-53] [SA, 2010 Report page 59; Appendix pages 52-53]	This option was identified as the preferred option as it would provide smaller rural communities with the flexibility to seek small growth which met local housing need. However, it is also sufficiently robust to maintain a control on inappropriate or non-sustainable development in rural areas. [LDFTG 11-09-07 Report pages 3; Minutes pages 4-5] [LDFTG 03-12-07 App 1 pages 4-12; Minutes pages 9-10] [LDFTG 26-02-08 App pages 4-5; Minutes pages 16-17] [LDFTG 22-06-09 App 1 pages 31-32; Minutes page 10] [CL 18-03-10 App 1 pages 100-101; Minutes pages 70-78]
Dismissed	A similar approach of flexibility towards a small infill development, in close proximity to a identified	This approach would be less flexible to assist communities meet their individual local needs and

Decision	Option policy / approach	Comments
	sustainable settlement, but applying a sequential approach. [SA, 2008 pages 172-173]	stifle reasonable opportunities. [LDFTG 11-09-07 Report pages 3; Minutes pages 4-5] [LDFTG 03-12-07 App 1 pages 4-12; Minutes pages 9-10] [LDFTG 26-02-08 App pages 4-5; Minutes pages 16-17]

Economic Development

Current policy numbers – SP5 Employment Land, SP7 Economic Development in Rural Areas

1.23 The overall approach to employment creation in the district was considered as below:

Options considered - employment Land

Decision	Option policy / approach	Comments
Preferred Option	Provide for 8.5 ha of employment land to contribute towards a goal of 30,000 new jobs in the Suffolk Haven Gateway area over the plan period. To recognise Felixstowe Port, Martlesham Heath and Ransomes Europark as strategic employment areas. [SA, 2008 pages 137-138] [SA, 2010 Report pages 39-40; Appendix pages 15-16]	Not originally a preferred option (the alternative was). However, this option was subsequently identified as the preferred option as it would provide stronger growth and diversity of the district economy. This was evidenced by the Employment Land Review study and supported by the SA. [LDFTG 23-07-07 App 1 pages 1-2; App 2 pages 1-6; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 13-14; Minutes 28] [CAB 21-10-08 App pages 56-57; Minutes page 28] [LDFTG 22-06-09 App 1 pages 14-16; Minutes pages 8, 10] [CL 18-03-10 App 1 pages 38-40; Minutes pages 70-78]
Dismissed	A similar approach of providing 8.5 ha of new employment land but only recognising the general areas of Felixstowe Port and Martlesham as strategic employment areas. [SA, 2007 pages 26-27, 86] [SA, 2008 pages 137-139]	This option was not considered to recognise the full economic potential of the district. [LDFTG 23-07-07 App 1 pages 1-2; App 2 pages 1-6; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 13-14; Minutes 28] [CAB 21-10-08 App pages 56-57; Minutes page 28] [LDFTG 22-06-09 App 1 pages 14-16; Minutes pages 8, 10]

1.24 When considering the approach to development in the rural areas, the Council considered two options:

Options considered - economic development in rural areas

Decision	Option policy / approach	Comments
Preferred Option	General support for economic development in the rural areas, particularly for local employment where environment and sustainability impacts are considered acceptable. [SA, 2007 page 87] [SA, 2008 page 139-140] [SA, 2010 Report pages 40; Appendix pages 17-19]	This option was identified as the preferred option as it would provide opportunities for sustainable economic growth whilst also protecting the environmental quality of the rural areas in the district. It was considered to better reflect the diversity which already exists. [LDFTG 23-07-07 App 1 page 2; App 2 pages 6-7; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 13-14; Minutes page 28] [CAB 21-10-08 App 1 pages 57-58; Minutes page 28] [LDFTG 22-06-09 App 1 pages 16-17; Minutes pages 8,10] [CL 18-03-10 App 1 pages 41-42; Minutes pages 70-78]
Dismissed	A strict approach presuming against rural economic development and protection of the environment. [SA, 2007 page 87] [SA, 2008 pages 141-142]	This option was not considered to best recognise the sustainability benefits of economic development in rural locations and balance social, economic and environmental objectives. [LDFTG 23-07-07 App 1 page 2; App 2 pages 6-7; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 13-14; Minutes page 28] [CAB 21-10-08 App 1 pages 57-58; Minutes page 28] [LDFTG 22-06-09 App 1 pages 16-17; Minutes pages 8,10]

Tourism

Current policy number – SP8 Tourism

1.25 The considered options for tourism in the District were as follows:

Decision	Option policy / approach	Comments
Preferred option	Determine by capacity to absorb new development in specified locations. Divide district into areas where tourism potential managed, encouraged or resisted and linked to the hierarchy of settlements. [SA, 2007 pages 28,88] [SA, 2008 pages 144 -145] [SA, 2010 Report page 40; Appendix pages 19-20]	Considered to be flexible to the district and an environmentally sensitive approach once strengthened with the requirement for biodiversity and habitat assessments as a result of the SA comments. [LDFTG 23-07-07 App 1 page 3; App 2 pages 8-11; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 14-15; Minutes page 28] [CAB 21-10-08 App 1 pages 59-60; Minutes page 28]

[LDFTG 22-06-09 App 1 pages 17-18; Minutes pages 8,10] [CL 18-03-10 App 1 pages 42-43; Minutes pages 70-78]

Dismissed Proposals assessed against impact on the environment and local sustainability criteria adequately or community. Resist large scale in facilitate consideration of the AONB. *[SA, 2007 page 88] [SA, 2008 pages 145 - 146]* Not considered to apply sustainability criteria adequately or facilitate consideration of cumulative effects. *[LDFTG 23-07-07 App 1 page 3; App 2 pages 8-11; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 14-15; Minutes page 28] [CAB 21-10-08 App 1 pages 59-60; Minutes page 28] [LDFTG 22-06-09 App 1 pages 17-18; Minutes pages 8,10]*

Transport

Current policy numbers – SP10 A14 & A12

1.26 The A12 and A14 roads are key strategic transport routes which are vital to strategic economic activity locations in the district such as Felixstowe Port and Adastral Park, Martlesham. There were no alternatives considered to the policy approach taken for the A12 / A14 *[SA, 2007 page 90] [SA, 2008 pages 115-118] [LDFTG 01-10-08 App 2 pages 16-17; Minutes pages 27-28] [CAB 21-10-08 App 1 pages 46-49; Minutes page 28] [LDFTG 22-06-09 App 1 pages 13-14; Minutes 7-8, 10]*. The policy identified the importance of both the A12 and A14 roads as well as recognising the issues concerning these roads Support is expressed for possible improvements and in particular a proposed by-pass in the Farnham area of the A12. A later iteration of the policy also set out the need to manage capacity of the road network. *[CL 18-03-10 Appendix 1 pages 48-49]*

Environmental Protection

Current policy numbers – SP12 Climate Change, SP13 Nuclear Energy, SP14 Biodiversity & Geodiversity, SP15 Landscape & Townscape

1.27 The district is abundant with a wide variety of environmental designations covering landscape, wildlife and habitat. The coast and estuary areas in particular, are recognised internationally as important wildlife and habitat areas – covered by the EU Habitats Directive. Similarly, the district is more vulnerable to the effects of climate change and the risks of further exposure to adverse impacts such as flooding, coastal erosion and extreme weather, should be avoided or minimised. There is a rich collection of historic interests native to the district.

1.28 The Council therefore does not feel there are any realistic alternatives to protecting and where possible enhancing, landscape character, environmental assets and climate change resilience *[SA, 2007 pages 91-92] [SA, 2008 pages 102-104, 150-156] [LDFTG 01-10-08 App 2 pages 17-19; Minutes page 28] [CAB 21-10-08] App 1 pages 61-67; Minutes page 28] [LDFTG 22-06-09 App 1 pages 19-22; Minutes 8-10]*. It is acknowledged that

a compromise has to be made to achieve sustainable development which protects the environment and promotes socio-economic growth. Observations from the SA have helped strengthen the policy wording for example regarding national and international sites.

- 1.29 In relation to nuclear power, the Council has set out an approach for local considerations, should a confirmed proposal for a new nuclear station at Sizewell come forward. The criteria for this have been amplified as a result of the SA. [SA, 2007 page 92] [SA, 2008 pages 102-104] [LDFTG 23-07-07 App 1 page 3; App 2 page 7; Minutes pages 7-8] [LDFTG 01-10-08 App 2 pages 17-19; Minutes page 28]

Community Needs

Current policy numbers – SP16 Sport & Play, SP17 Green Space, SP18 Infrastructure, DM30 Key Facilities, DM31 Public Facilities, DM32 Sport & Play, DM33 Allotments

- 1.30 The existing infrastructure network in the district is close to capacity and in some instances insufficient. If growth is to occur, significant infrastructure improvements will be necessary to support this. The Council also places a high value on the significance which sports area provision and open space can contribute to a healthy and attractive place to live.
- 1.31 The Council considers there to be no realistic local alternative options to the principles that suitable community provision should be sought in order to compliment development with local needs eg, sports areas, green space and key infrastructure. Green space in particular, has been identified in the LDF Evidence Base (Haven Gateway Green Infrastructure Study) as a key provision in order to ensure that the levels of growth proposed are well supported, but also that environmental designations do not incur unacceptable adverse impact. This has also been picked up and further analysed in the Appropriate Assessment of the Core Strategy.
- 1.32 A number of more detailed, local level community need policy options were considered:

Options considered - Key facilities

Decision	Option policy / approach	Comments
Preferred Option	An approach which when looking at redevelopment of a key facility, requires the applicant to liaise with the local community who will have the opportunity to put forward a realistic option for maintaining the business. [SA, 2008 pages 235-237] [SA, 2010 Report page 63; Appendix pages 85-86]	This option was identified as the preferred option as it would provide a greater opportunity for the community to have ownership and involvement in local issues. [LDFTG 19-06-08 App 1 page 17; Minutes pages 5-6] [LDFTG 01-10-08 App 3 page 19; Minutes page 28] [CL 18-03-10 App 1 page 123; Minutes pages 70-78]
Dismissed	An approach which would not require the applicant to liaise with the local community for expressions of operational interest ('do nothing' and rely on PPS7	Fails to acknowledge the role of the community in addressing their local issues.

Decision	Option policy / approach	Comments
	policies). [SA, 2008 pages 237-238]	

Options considered - public buildings

Decision	Option policy / approach	Comments
Preferred Option	An approach which would allow the change of use of a public building in the exceptional circumstance that recreational or community use cannot be achieved or is appropriate. [SA, 2008 pages 238-239] [SA, 2010 Report page 63; Appendix pages 86-87]	This option was identified as the preferred option as it would provide flexibility to preserve important local buildings where they may otherwise deteriorate. [LDFTG 19-06-08 App 1 page 17; Minutes pages 5-6] [LDFTG 01-10-08 App 3 page 20; Minutes page 28] [CL 18-03-10 App 1 page 124; Minutes pages 70-78]
Dismissed	Do not allow any change of use of public buildings ('do nothing' and rely on PPS7 policies). [SA, 2008 pages 239-241]	This may result in the deterioration of important local buildings which can add to the character of a settlement. It would also represent a poor use of resources.

Options considered - sport & play

Decision	Option policy / approach	Comments
Preferred Option	An approach which identifies the local context and criteria for dealing with the creation and loss of sport/play provision areas. [SA, 2008 pages 241-242] [SA, 2010 Report pages 63; Appendix pages 87-88]	This option was identified as the preferred option as it is recognised as a local priority and sport/play areas makes a significant contribution to local communities. Goes beyond the national policy and sets out local factors, including the need to provide facilities for all age groups. [LDFTG 19-06-08 App 1 pages 17-18; Minutes pages 5-6] [LDFTG 01-10-08 App 3 page 20; Minutes page 28] [CL 18-03-10 App 1 pages 124-125; Minutes pages 70-78]
Dismissed	Have no policy and rely upon the national planning policy (PPG17). [SA, 2008 pages 243-244]	Not considered to set out enough detail to represent local circumstances.

Policies with no alternatives:

The following is a list of policies the Council has drafted and felt there are no realistic alternatives. This is because either a policy is simply further detail to a higher strategic policy/objective, or the alternatives are already covered by or not consistent with national/regional planning policy.

SP4 – Gypsies and Travellers
SP6 – Regeneration

SP28 – Other Villages
SP30 – The Coastal Zone

SP11 – Accessibility
SP12 – Climate Change
SP17 – Green Space
SP18 – Infrastructure
SP23 – Framlingham
SP24 – Leiston
SP25 – Saxmundham
SP26 – Woodbridge

DM7 – Infilling & backland development
DM8 – Extensions to residential curtilages
DM16 – Farm shops
DM23 – Residential Amenity
DM27 – Biodiversity
DM28 – Flood Risk
DM29 – Telecoms
DM33 – Allotments

Committee abbreviations:

All Council committee reports, appendices and minutes are available on the Council's website at:

<http://www.suffolkcoastal.gov.uk/yourcouncil/meetings/>

LDFTG – Local Development Framework Task Group

CAB – Cabinet

CL – Full Council

Key committee milestones:

LDF Task Group 30th January 2006 → Cabinet 5th December 2006 → LDF Task Group 11th September 2007 → LDF Task Group 17th January 2008 → LDF Task Group 19th June 2008 → LDF Task Group 28th July 2008 → LDF Task Group 4th August 2008 → Cabinet 21st October 2008 → LDF Task Group 16th June 2009 → Cabinet 7th July 2009 → Full Council 18th March 2010 → Full Council 27th May 2010 → Cabinet 2nd November 2010 → Full Council 27th July 2011.

Full Document References for Sustainability Appraisal and Appropriate Assessment

Sustainability Appraisal

- SA, 2007. Core Strategy Sustainability Appraisal - December 2007 ('Issues & Options stage') Available at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/issues/>

- SA, 2008. Core Strategy Sustainability Appraisal - December 2008 ('Preferred Options stage'). Republished for consultation from receipt of Oct '08 document. Available at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/preferredoptions/default.htm>

- SA, 2009. Core Strategy Sustainability Appraisal – September 2009 ('Updated Preferred Option stage'). Republished for consultation from receipt of July '09 document. Available at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/housing/>

- SA, 2010a. Core Strategy Sustainability Appraisal – June 2010 ('Interim Policies stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/interim/>
- SA, 2010b. Core Strategy Sustainability Appraisal – November 2010 ('Reviewed Policies stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/>
- SA, 2011. Core Strategy Sustainability Appraisal – June 2011 ('Reviewed Policies stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/studies/default.htm>

Appropriate Assessment

- AA, 2008. Core Strategy Appropriate Assessment: Screening & Scoping – December 2008 ('Preferred Options stage'). Published within the Preferred Options Sustainability Appraisal document. Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/preferredoptions/default.htm>
- AA, 2009. Core Strategy Appropriate Assessment – September 2009 ('Updated Preferred Option stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/housing/>
- AA, 2010. Core Strategy Appropriate Assessment: Clarification Summary – January 2010 ('Updated Preferred Option stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/housing/>
- AA, 2011a. Core Strategy Appropriate Assessment – June 2011 ('Reviewed Policies stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/studies/default.htm>
- AA, 2011b. Core Strategy Appropriate Assessment – August 2011 ('Reviewed Policies stage'). Available at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/>

APPENDIX 7: List of Scoped documents

The following have been scoped by Suffolk Coastal District Council in April 2011 and used in undertaking this appraisal.

Suffolk Coastal 2021 – The Sustainable Community Strategy for Suffolk Coastal
Ipswich Borough Council Corporate Plan 2011-2015
Babergh District Corporate Plan
Mid Suffolk District Council Strategic Plan
Waveney District Council Corporate Plan 2010-2018
Suffolk Coastal District Council Corporate Plan
Appropriate Assessment for the Core Strategy and Development management Policies – Sept 2009
Haven Gateway Water Cycle Study Stage 2 Report - Sept 2009
Suffolk Coastal and Waveney District Strategic Flood Risk Assessment - Jan 2009
Ipswich Eastern Fringe & Felixstowe/Trimley Transport Studies August 2008
Haven gateway water Cycle Study Stage 1 May 2009
Environment Capacity in the east of England: applying an environmental limits approach to the haven gateway Jan 2008
Suffolk Coastal District Council best Value Performance Plan 2007/8
Felixstowe Seafront and Town Centre Master Plan report Dec 2007
Haven Gateway framework for growth Sept 2007
Local strategy for Felixstowe Peninsula April 2006
Suffolk Coastal Crime and Disorder Reduction Partnership Strategy 2005-08
Suffolk Coastal Contaminated land identification strategy
Suffolk Coastal District Council Economic, Development, tourism and regeneration strategy 2004-9
Strategic Housing Land Availability Assessment 2010
Suffolk Coastal District Council SHLAA Nov 2010
Suffolk Coastal District Council LDF Housing Allocations - Proposed Strategy
Transport Appraisal Sept 2009
Suffolk Coastal District Council Housing and infrastructure study – Felixstowe and Trimleys Part 1 Options August 2009
Affordable Housing market Assessment Report June 2009
Affordable Housing viability study April 2009
Strategic Housing market Assessment 2008
Suffolk Coastal Housing Needs Study 2006
Greater haven Gateway Sub Region Draft Housing Strategy 2005 – 2010
Suffolk Coastal Housing Strategy Statement 2004/5
Suffolk Coastal Urban Capacity Study 2004
Private sector housing renewal strategy August 2003
A Homelessness strategy for Suffolk Coastal 2003
Oxford economics Suffolk Coastal Profile and Outlook November 2010
Driving the haven gateway forward: The economic Impact of the Ports and logistics sector May 2010
Haven Gateway Employment land review and strategic sites study Oct 2009
Suffolk Coastal Retail Study Further update Sept 2009
Felixstowe Port Logistics Study Oct 2008
Suffolk Coastal District Employment Study July 2006
Suffolk Coastal Retail Study 2003
South Sandlings Living Landscape Project: Visitor Survey Report Feb 2011
Suffolk Coastal Renewable and low carbon technical study final report April 2010
Suffolk Coastal Shoreline management Plan Jan 2010

County Wildlife Site review Oct 2009
Suffolk Greenways Strategy 2001-5
Suffolk Coastal District council Shoreline management plan June 1999
Haven gateway Green Infrastructure Strategy April 2008
Felixstowe northern Fringe Landscape and Visual Appraisal July 2008
Suffolk Coastal District Council Policy Statement on Flood and coastal defence June 2003
Suffolk Costa and heath Area of Outstanding Natural beauty management plan June 2002
Ipswich eastern Fringe Infrastructure Study Sept 2009
Felixstowe Infrastructure Study Sept 2009
Felixstowe and the Trimleys Leisure Needs Analysis Sept 2009
Future Secondary School Provision: Alternative Sites Assessment in the Ipswich Policy Area June 2009
Suffolk Coastal Cultural Strategy 2002- 2008

Appendix 8 : Sustainability appraisal of strategic housing areas undertaken in 2008 and 2010

Appraisal undertaken in 2008

Introduction

Suffolk County Council Research and Intelligence Group reviewed the sustainability appraisal completed by Suffolk Coastal District Council of the strategic area options for housing. Hence this is a factual review and does not represent the views of the County Council. The criteria developed by Suffolk Coastal District Council for site assessment has been used. However under heading 12 recreation, consideration has been given to the Haven Gateway infrastructure Strategy (HGGIS) and vision projects. Although these are not existing provision, we have noted if the proposed sites might impact the location of a vision project. The vision projects have not yet themselves been subject to strategic environmental assessment so are considered to carry little weight.

Plans showing the potential extent of the option areas were supplied to assist the appraisal. Data layers available to Suffolk County Council about the following have been checked and the tables updated:

- Location of bus stops
- Location of train stations
- Location of cycle routes, particularly signed national cycle routes
- Location of working farms (checked from aerial photographs)
- Location within or abutting boundary of AONB, SLA, Heritage Coast
- Ancient woodlands
- 500m of RAMSAR , SAC, SPA or SSSI
- Protected species, BAP habitats and species
- Impact on Natura 2000 site
- Openspace. Playspace or allotments (checking aerial photographs and Haven Gateway Greenspace Strategy)
- Public rights of way
- Conservation areas, Listed Buildings
- Scheduled Ancient Monuments, Sites and Monuments records
- Contaminated land (Environment Agency "What's in my backyard")

The basic assumptions are that in East Ipswich an area for 970 houses is required and in Felixstowe a site for 1670. The assessment looks at the attributes of the areas as a whole.

Suffolk Coastal has already received comments about the strategic infrastructure (schools, services etc) from Education and utilities hence this information has not been reviewed. The main area that required attention was Built form and heritage features as comments had not previously been received from Archaeology. However supply of maps with possible sites marked, enabled them to review the archaeological records and their comments are now incorporated. It should be noted that none of the areas have been systematically investigated for archaeological value and there is a strong possibility that further archaeological sites of national importance may be found.

Separate biodiversity and transport infrastructure studies of the 11 areas are also being undertaken and the information arising from these has not been available for the assessment below.

IPSWICH POLICY AREA – Strategic Areas.

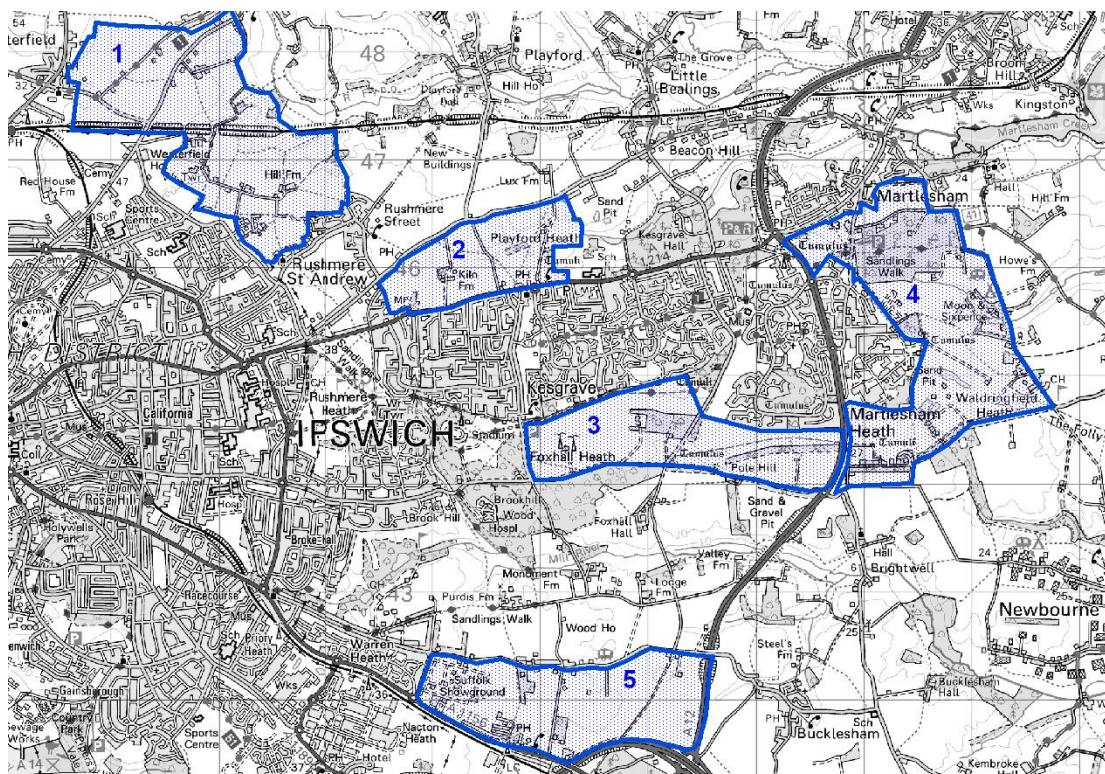
* It should be noted that this sustainability appraisal is at a broad area level only and therefore more intricate site specific issues are not picked up in particular detail. The issues presented are more strategic in their nature.

All areas in their appraisal have been assumed for development in their isolation and not in combination with each other.

Assessments may be likely to change subject to further information coming through from relevant organisations.

Impact Key

++	major positive	+	minor positive
0	no impact/neutral	?	uncertain
-	minor negative	--	major negative



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Overall assessment

All the suggested sites have drawbacks but taken as a whole sites **3** South of Kesgrave and Martlesham Heath and **4** South of Old Martlesham/ East of A12 have more inherent disadvantages stemming from impacts on biodiversity and geodiversity, archaeology (Built form and heritage) and proximity to contaminated land.

Development of Site 1 needs to be considered in the context of longer term plans for the north of Ipswich. At the time of this appraisal a north Ipswich site is not included in the current draft Ipswich Core strategy proposals, it is identified as something to be considered post 2021. Part development of the site could leave it poorly connected with existing transport links (eg south part of the site would not have easy access to the train station).

Site 2 North of A1214 has the lowest level of negative impacts overall but more uncertainties. Using part of the site would set a precedent for further development north of the A1214.

Option 5 stands out because it meets more of the core appraisal objectives and has slightly fewer uncertainties and more neutral impacts although the impact on the Suffolk Show Ground is a huge concern.

Summary matrix of Ipswich Policy Area options

SA Objective	Strategic Housing Growth Option Areas				
	1	2	3	4	5
1. Area type	--	--	--	- / +	- / +
2. Settlement hierarchy	++	++	++	++	++
3. Scale of development	0	0	0	0	0
4. Retain settlement character and identity	--	--	-	--	-
5. Access to key services	+	+	+	+	+
6. Access and transport	++	++	+	+	+
7. Relationship with local economic activity	++	++	++	+	++
8. VISUAL AMENITY AND LANDSCAPE QUALITY	-	?	?	--	-
9. HYDROLOGY, FLOODING AND EROSION	-	?	0	-	-
10. Contaminated land	?	?	--	-	?
11. Biodiversity & Geodiversity	-	--	--	--	--
12. Recreation value	--	0	-	-	--
13. Built form and heritage features	-	-	--	-	-
14. Agricultural land quality	-	0	0	0	0
15. Proximity and impact to sources of air pollution	0	--	-	- / ?	-
16. Proximity to sources of noise/light pollution	-	-	--	-	--
17. Topography	+	+	+	+	+
18. Potential for energy efficiency	0	0	0	0	0
19. Other constraints	?	?	?	?	?
20. Availability of utilities	--	--	--	--	--
21. Possible cumulative impact	-	--	-	-	-

Site: 1	1 – Ipswich Boundary Westerfield to Rushmere	Settlement:	n/a	Area (ha):	304ha
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA1	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Potential lost separation of Rushmere Village and Westerfield. Will set a precedent as not all of the site would be needed for 970 houses.
	5. Access to key services	+	Very close proximity to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors
	6. Access and transport	+ +	Good access into/out of Ipswich, bus and train links currently provided at A1214 and Westerfield respectively. NCR 1 cycle route runs through north of site.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Martlesham and Ipswich. Will impact 2 farms.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	-	Abuts Special Landscape Area to the north-east hence possible significant adverse impact on this and historic landscape setting.
	9. HYDROLOGY, FLOODING AND EROSION	-	No flood zone influence however, area is part covered by Water Course Protection Zone 1.
	10. Contaminated land	?	Potential contaminated land influences at Church Lane, Westerfield and New Buildings Cottages, Rushmere St. Andrew

11. Biodiversity & Geodiversity	-	At least 8 identified protected species in locality.
12. Recreation value	--	Potential impact upon bridleways and footpaths as well as large (4.3ha) outdoor playspace area.
13. Built form and heritage features	-	5 Listed Buildings, lot of important archaeological sites of all periods (none scheduled).
14. Agricultural land quality	-	Grades 2 and 3 agricultural land quality.
15. Proximity and impact to sources of air pollution	0	No proximity to significant sources of air pollution. No significant impact on air pollution.
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from railway line.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	--	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point.
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, key services and transport links easily accessible.
Significant Negatives:	Greenfield development and loss of grade 2/3 agricultural land, development would impact on a number of footpaths and bridleway. Development may have a significant impact on landscape character quality. Scale of development impact upon road system capacity. Development could result in the loss of community separation and outdoor play space areas. Potential loss of archaeological sites and Listed buildings.
Mitigation considerations:	<ul style="list-style-type: none"> • Preservation of open space between settlements. • Preservation / relocation of protected species, footpaths / bridleways, open space, green infrastructure provision. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Protection of identified water courses. • Additional schools / doctors provisions. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • A1214 Northern Bypass / sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich.

Site: 2	2 – North of A1214, Woodbridge Road	Settlement:	n/a	Area (ha):	118
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA2	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Character of area north of A1214 would be significantly changed and potential precedent set for further expansion.
	5. Access to key services	+	Very close proximity to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors
	6. Access and transport	+ +	Good access into/out of Ipswich, bus and cycling routes.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Martlesham and Ipswich.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	?	No particular immediate landscape quality. However, possible impact upon Special Landscape Area to the north.
	9. HYDROLOGY, FLOODING AND EROSION	?	No flood zone influence. Small part falls in source protection zone (AN 237 Tuddenham St Martin)
	10. Contaminated land	?	Potential contaminated land influences at New Buildings Cottages, Rushmere St. Andrew and Sinks Pit, Little Bealings.
	11. Biodiversity & Geodiversity	- -	Strong potential impact upon Sinks Pit SSSI located within site – current reported state ‘unfavourable recovering’ (09/06/03). Limited number of identified protected species in locality.
	12. Recreation value	0	Two rights of way run across the area.

13. Built form and heritage features	-	Large number of archaeological sites including 3 Scheduled Ancient Monuments, settlement and cemeteries.
14. Agricultural land quality	0	Grades 3 and 4 poor agricultural land quality.
15. Proximity and impact to sources of air pollution	--	A1214 generates air pollution close to road. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Noise associated with Foxhall Stadium and A1214 traffic.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.
19. Other constraints	?	Part minerals consultation area. Small part falls in source protection zone (AN237 Tuddenham St Martin)
20. Availability of utilities	--	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point.
21. Possible cumulative impact	--	Traffic impact upon radial road system. Already at capacity at egress points at peak periods.

Significant Positives:	Well related to a major urban area, key services and transport links easily accessible.
Significant Negatives:	Greenfield development and potential major change to character of landscape north of A1214. A potential disruption to the quality of Sinks Pitt SSSI. Damage to scheduled ancient monuments and loss of archaeological asset. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of Sinks Valley SSSI designation objectives. • Preservation / relocation of protected species, rights of way, open space, green infrastructure provision. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • A1214 Northern Bypass / sustainable transport improvements.
OVERALL ASSESSMENT:	<p>The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Sinks Valley SSSI.</p> <p>Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.</p>

Site: 3	3 – South of Kesgrave and Martlesham Heath	Settlement:	n/a	Area (ha):	167
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA3	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	-	Change of immediate landscape character but an extension to existing built up area.
	5. Access to key services	+	Well related to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors
	6. Access and transport	+	Not a main corridor route into Ipswich and road junctions at capacity but good access to A12 and A14 road network. No serving public transport routes.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Martlesham and Ipswich.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	?	No particular immediate landscape quality. However, possible impact upon Special Landscape Area to the south.
	9. HYDROLOGY, FLOODING AND EROSION	0	No flood zone influence.
	10. Contaminated land	- -	Very close proximity of Foxhall Road Tip (active landfill site).
	11. Biodiversity & Geodiversity	- -	Strong potential impact upon Ipswich Heaths SSSI located in the area – current reported state ‘unfavourable declining’ (20/04/06). Moderate number of identified protected species in locality, including colony of silver-studded blue butterfly and skylarks. Also impact upon Martlesham Heath Wood County Wildlife Site.

12. Recreation value	-	Five rights of way transect the area, including a bridleway running the length of the site. Long Stropps open space identified as an improvement project in HGGIS.
13. Built form and heritage features	--	Large number of archaeological sites of all periods including settlements and cemeteries and 2 Scheduled Ancient Monuments within the area of Playford Heath. RAF Foxhall Visitor centre.
14. Agricultural land quality	0	Grade 4 poor agricultural land quality.
15. Proximity and impact to sources of air pollution	-	A12 generates air pollution close to road. Additional traffic may impact on air quality. Foxhall landfill site located on south boundary.
16. Proximity to sources of noise/light pollution	--	Noise associated with Foxhall Stadium, Foxhall landfill site and A12 traffic.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.
19. Other constraints	?	Minerals consultation area.
20. Availability of utilities	--	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point.
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible.
Significant Negatives:	Greenfield development and potential change to character of landscape. A potential disruption to the quality of Ipswich Heaths SSSI – the habitat of the largest colony in East Anglia of Silver-Studded Blue Butterfly. Also very close proximity to Foxhall landfill site. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of Ipswich Heaths SSSI designation objectives. • Preservation / relocation of protected species, rights of way, open space, green infrastructure provision. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • Sustainable transport improvements. • Bridleway runs length of site and would need to be incorporated into any future development.

OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heaths SSSI which is particularly sensitive. Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.
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Site: 4	4 – South of Old Martlesham / East of A12	Settlement:	n/a	Area (ha):	299
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA4	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural & part commercial		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- / +	Primarily a greenfield area. However, pockets of brownfield land.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Development could represent a large 'bolt on' urban expansion to the east of the urban fringe area as well as housing crossing the significant physical barrier of the A12.
	5. Access to key services	+	Well related to district centre. However, less related to cross-boundary Ipswich services. Potential service capacity problems - school places, doctors.
	6. Access and transport	+	Good access into/out of Ipswich and wider A12 and A14 road network. Existing bus transport routes. Section of cycle route to north.
	7. Relationship with local economic activity	+	Very good access links into major employment area of Martlesham. Further afield from Ipswich employment centre. Potential loss of strategic employment land.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
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8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	Possible impact upon Area of Outstanding Natural Beauty (AONB) as site abuts boundary to the east. Possible impact upon Special Landscape Area to the south.
9. HYDROLOGY, FLOODING AND EROSION	-	Presence of watercourses indicated. No flood zone influence.
10. Contaminated land	-	Potential contaminated land influences at Foxhall Tip (active landfill site) ,The Swale, Martlesham and Caravan Site, Waldringfield.
11. Biodiversity & Geodiversity	- -	Strong potential impact upon Waldringfield Pit Geological SSSI which is located in the area at Waldringfield Quarry and possible impact on Deben Estuary SSSI.. Limited number of identified protected species in locality. Also impact upon Martlesham Common and Old Rotary Camping Ground County Wildlife Sites. Potential of Waldringfield Quarry / Heath for UK BAP habitat contribution. North of site is within 500m of Deben estuary RAMSAR.
12. Recreation value	-	14 rights of way in the area. Walk Farm open space potential HGGIS project.
13. Built form and heritage features	-	Five Scheduled Ancient Monuments and large number of other archaeological sites of all periods including settlements and cemeteries.
14. Agricultural land quality	0	Grades 3 and 4 poor agricultural land quality.
15. Proximity and impact to sources of air pollution	- / ?	A12 generates air pollution close to road. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Noise associated with Foxhall landfill site and A12.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.
19. Other constraints	?	Minerals consultation area.
20. Availability of utilities	- -	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point.
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Related to a major urban area, some key services and transport links accessible. Opportunity for some brownfield development potential.
Significant Negatives:	Greenfield development and potential change to character of landscape.

	A potential disruption to the quality of AONB, disturbance to the Deben RAMSAR and Waldringfield Pit Geological SSSI. The Martlesham Heath habitat (Ipswich heaths SSSI) has the largest colony in East Anglia of Silver-Studded Blue Butterfly and the butterfly has been found on the site. . Also very close proximity to Foxhall landfill site. Scale of development impact upon road system capacity. Loss of recreational value as high number of rights of way.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of SSSI designation objectives. • Protection of identified water courses. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provisions. • Preservation / relocation of protected species, rights of way, open space, green infrastructure provision. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • Sustainable transport improvements.
OVERALL ASSESSMENT:	<p>The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. There is also scope for some brownfield development potential. However, significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heaths SSSI which is particularly sensitive as well as Waldringfield Pit SSSI and Deben RAMSAR/SSSI.</p> <p>Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.</p>

Site: 5	5 – North west of A14	Settlement:	n/a	Area (ha):	189
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA5	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural & part commercial		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- / +	Primarily a greenfield area. However, pockets of brownfield land.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	-	Change of immediate landscape character but an extension to existing built up area.

	5. Access to key services	+	Well related to district centre but less to cross-boundary Ipswich services. Potential service capacity problems - school places, doctors.
	6. Access and transport	+	Good access into/out of Ipswich and wider A12 and A14 road network. Existing bus transport routes.
	7. Relationship with local economic activity	++	Very good access links into major employment area of Ransomes Europark. Access to Martlesham and Ipswich employment centres.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	-	Possible impact upon Area of Outstanding Natural Beauty (AONB) to the south and Special Landscape Area to the north.
	9. HYDROLOGY, FLOODING AND EROSION	-	Presence of agricultural irrigation boreholes indicated. No flood zone influence.
	10. Contaminated land	?	Former Shepherd & Dog Piggery across road and railway line from site, unlikely to have significant influence. Small contaminated site on Suffolk Show ground.
	11. Biodiversity & Geodiversity	--	Strong potential impact upon Ipswich Heaths SSSI as site abuts boundary. Limited number of identified protected species in locality, includes Silver studded blue butterfly.. Also impact upon Ransomes Europark Heathland County Wildlife Sites.
	12. Recreation value	--	Potential loss of regionally important Suffolk Showground Site. 2 rights of way across site. HGGIS project for green corridor without access proposed running across the site.
	13. Built form and heritage features	-	Some important archaeological sites (none scheduled).
	14. Agricultural land quality	0	Grade 4 poor agricultural land quality.
	15. Proximity and impact to sources of air pollution	-	A12, A14 & A1156 generate air pollution close to road. Additional traffic may impact on air quality.
	16. Proximity to sources of noise/light pollution	--	Noise associated with Foxhall Stadium, Foxhall landfill site, A12 and A14 traffic.
	17. Topography	+	Land is flat.
	18. Potential for energy efficiency	0	Limited potential for energy efficiency.

19. Other constraints	?	Minerals consultation area/
20. Availability of utilities	- -	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, some key services and transport links accessible. Opportunity for some brownfield development potential.
Significant Negatives:	Greenfield development and potential change to character of landscape. A potential disruption to the quality of AONB (although does not abut boundary) and Ipswich Heaths SSSI – currently in unfavourable declining condition. Possible loss of facilities for regionally important Suffolk Showground site. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of SSSI designation objectives. • Protection of identified water boreholes. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Preservation / relocation of protected species, rights of way, open space, green infrastructure provision. • Suitable relocation/provision for Suffolk Showground facility. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • Sustainable transport improvements.
OVERALL ASSESSMENT:	<p>The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. There is also scope for some brownfield development potential. However, significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. Suitable provision/relocation of the important Suffolk Showground facility may be difficult. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heaths SSSI which is particularly sensitive.</p> <p>An extension to Warren Heath to accommodate about 400 houses could be possible in a way that would minimise the impact on the Suffolk Showground site although this could still impact the Ipswich Heaths SSSI.</p>

FELIXSTOWE PENINSULA AREA – Strategic Areas

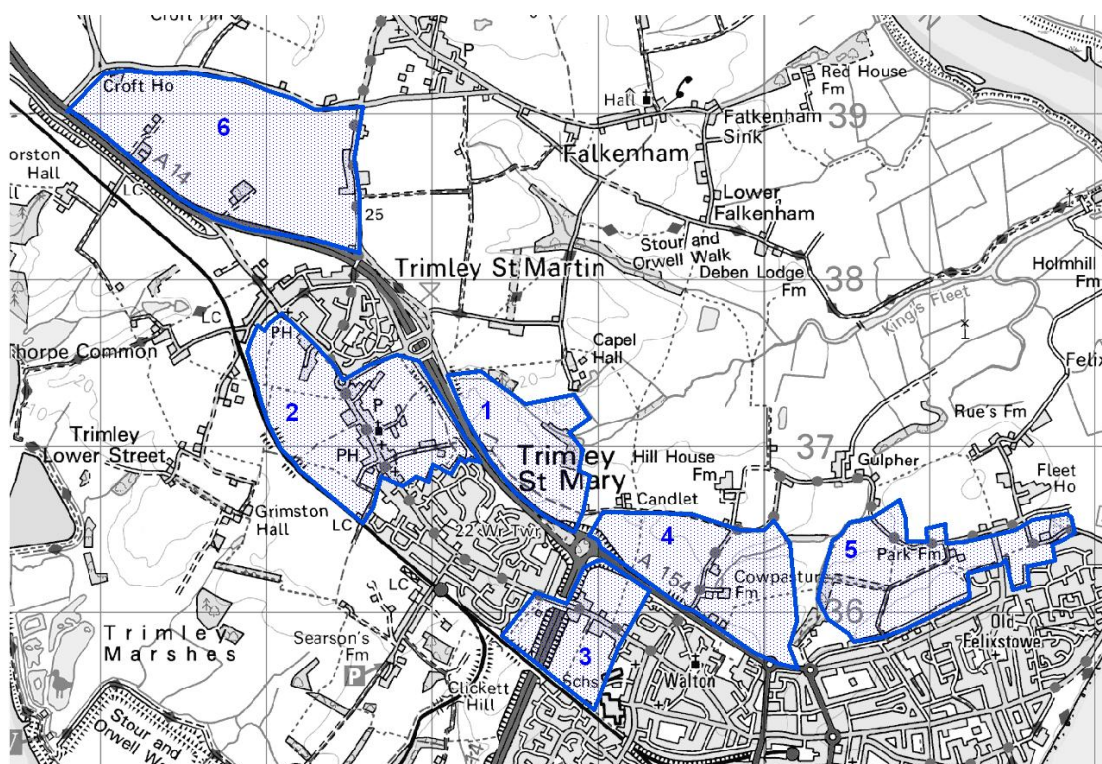
* It should be noted that this sustainability appraisal is at a broad area level only and therefore more intricate site specific issues are not picked up in particular detail. The issues presents are more strategic in their nature.

All areas in their appraisal have been assumed for development in their isolation and not in combination with each other.

Assessments may be likely to change subject to further information coming through from relevant organisations.

Impact Key

++	major positive	+	minor positive
0	no impact/neutral	?	uncertain
-	minor negative	--	major negative



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Overall assessment

The appraisal of the Felixstowe sites show greater range than those of Ipswich. Site 6 North of A14 east of Trimley St Martin primary school stands out with the highest numbers of negative scores, particular on the core objectives.

Sites 1 North east of the A14, Site 4 North of Candlet Road and Site 5 North of Felixstowe all score poorly because of being greenfield and located north of the A14 and the existing built up area of Felixstowe. They would all start a precedent for development that could impact the visual quality of the Suffolk Coast and heaths AONB to the north east of the sites.

Site 2 land between Trimley villages, north of the railway line and south of the A14 scores at a similar level to the better scoring Ipswich sites. However it has significant negative biodiversity concerns in terms of its potential impact on the Orwell estuary SSSI, RAMSAR, SPA and visual impact on the AONB. Part of the identified site closest to the A14 would have less of an impact on these qualities.

Site 3 South of the Dockspur roundabout between Walton and Trimley St Mary has the lowest overall negative score making it the best location for development but it is noted that the size of the site is not actually large enough to accommodate the number of houses sought, at 30 per hectare. Concerns about air pollution linked to the proximity of the A14 at this site would need consideration but with improving car design features and tax incentives to take the most polluting forms of transport off the road, this may not be a problem in the longer term. This site with part of Site 2 would be large enough to accommodate 1670 houses.

Summary matrix of Felixstowe Peninsula options

SA Objective	Strategic Housing Growth Option Areas					
	1	2	3	4	5	6
1. Area type	--	- / +	--	--	--	--
2. Settlement hierarchy	++	++	++	++	++	-
3. Scale of development	0	0	0	0	0	-
4. Retain settlement character and identity	--	--	--	--	--	--
5. Access to key services	-	+	+	+	+	-
6. Access and transport	+	++	++	+	+	+
7. Relationship with local economic activity	+	++	++	++	++	+
8. VISUAL AMENITY AND LANDSCAPE QUALITY	--	--	?	--	--	--
9. HYDROLOGY, FLOODING AND EROSION	-	0	0	-	-	0
10. Contaminated land	?	-	0	?	0	?
11. Biodiversity & Geodiversity	-	--	-	-	-	-
12. Recreation value	0	-	-	--	--	0
13. Built form and heritage features	-	-	-	-	-	-
14. Agricultural land quality	-	-	--	-	-	-
15. Proximity and impact to sources of air pollution	- / ?	- / ?	--	--	-	- / ?
16. Proximity to sources of noise/light pollution	-	-	-	?	0	-
17. Topography	+	+	+	+	+	+
18. Potential for energy efficiency	0	+	+	0	0	0
19. Other constraints	?	?	?	?	?	?
20. Availability of utilities	-	-	-	-	-	-
21. Possible cumulative impact	-	-	-	-	-	-

Site: 1	1 – North east of A14	Settlement:	n/a	Area (ha):	43
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL1	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Character of area north-east of A14 would be significantly changed and potential precedent set for further expansion.
	5. Access to key services	-	Access to Trimley services and access into Felixstowe services. However, significant barrier posed by A14. Also, potential capacity problems – school places, doctors.
	6. Access and transport	+	Access into/out of Felixstowe. No serving public transport links. Limiting barrier of A14. Less well placed to improve cycle links. Within 1.5km of Train station at Trimley village (most of site within 0.5 km)
	7. Relationship with local economic activity	+	Access links into major employment areas of Felixstowe and the Port. Limited barrier of A14.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	Strong possible impact upon AONB to the north-east.
	9. HYDROLOGY, FLOODING AND EROSION	-	Small area of flood zone 2/3 risk from the north and identified watercourses.
	10. Contaminated land	?	Potential contaminated land influences at Church Lane (cemetery) and Capel Hall Farm, Trimley St. Mary, within 500m of the site.
	11. Biodiversity & Geodiversity	-	Limited number of protected species in locality. Possible impact upon Egypt Wood, Trimley St Mary County Wildlife Site.

12. Recreation value	0	One right of way crossing the site. HGGIS project promoting strategic cycle route and green corridor to north of site.
13. Built form and heritage features	-	Some important archaeological sites (none scheduled).
14. Agricultural land quality	-	Grade 2 agricultural land quality.
15. Proximity and impact to sources of air pollution	- / ?	A14 generates air pollution close to road. Additional traffic may impact on air quality
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from A14.
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	0	Limited potential for energy efficiency
19. Other constraints	?	Minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	Well related to a major urban area, key services and transport links relatively accessible.
Significant Negatives:	Greenfield development. Likely to have a strong visual impact upon the AONB and character of area. Significant physical barrier existing from A14. Scale of development impact upon road system capacity. Grade 2 agricultural land quality.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Preservation / relocation of protected species, open space, green infrastructure provision. • Avoidance of more vulnerable development in flood risk areas. • Protection of identified water boreholes. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • New access links to cross the A14. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station near the Port. • Sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban area and existing transport provision. Utilities infrastructure works will be required at the Port facility. Particular attention will need to be given towards the impact upon the neighbouring AONB as well as consideration towards facilitating better cross-A14 links. This site alone could not accommodate 1670 houses at 30per Ha.

Site: 2	2 – Land between Trimley villages, north of railway line and south of A14	Settlement:	n/a	Area (ha):	86
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL2	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- / +	Primarily a greenfield area. However, pockets of brownfield land.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Potential lost separation of Trimley villages.
	5. Access to key services	+	Close proximity to Trimley services and access into Felixstowe services. However, potential capacity problems – school places, doctors.
	6. Access and transport	+ +	Good access into/out of Felixstowe, bus and train links currently provided at Trimley villages. Good cycle links with NCR 51 running through the site.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Felixstowe and the Port.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	No immediate landscape value. However, possible impact upon Area of Outstanding Natural Beauty (AONB) to the south-west.
	9. HYDROLOGY, FLOODING AND EROSION	0	No flood zone influence.
	10. Contaminated land	-	Potential contaminated land influences at Church Lane, Trimley St. Mary (cemetery)

11. Biodiversity & Geodiversity	- -	Strong potential impact upon Orwell Estuary SSSI (also listed SPA and RAMSAR) – current reported state ‘unfavourable declining’ (15/08/08). Also proximity to Painter’s Wood, Trimley St. Mary. Limited number of identified protected species in locality.
12. Recreation value	-	Potential impact upon 8 bridleways / footpaths. Also potential loss of allotment and sport provisions (tennis and football).
13. Built form and heritage features	-	Eleven Listed Buildings. Some important archaeological sites (none scheduled).
14. Agricultural land quality	-	Grade 2 agricultural land quality.
15. Proximity and impact to sources of air pollution	- / ?	No proximity to significant sources of air pollution. Additional traffic on A14 and through the Trimleys may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from railway line and A14.
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	+	Some areas of site sheltered from exposure.
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible. Opportunity for some brownfield development potential.
Significant Negatives:	Greenfield development and loss of Grade 2 agricultural land. Potential disruption to the quality of AONB and Orwell Estuary SSSI – currently in unfavourable declining condition. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of SSSI designation objectives. • Preservation / relocation of protected species, open space, leisure facilities, green infrastructure provision. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting.

	<ul style="list-style-type: none"> Capacity upgrades at infrastructure station near the Port. Sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban area and existing transport provision. There is also scope for some brownfield development potential. Utilities infrastructure works will be required at the Port facility. In addition, consideration and mitigation will need to be given to impact upon Orwell Estuary SSSI which is particularly sensitive.

* Appropriate assessment likely required.

Site: 3	3 – South of Dockspur roundabout between Walton & Trimley St Mary	Settlement:	n/a	Area (ha):	41
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL3	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Vacant land		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Potential lost separation of Trimley St. Mary and Felixstowe with Walton.
	5. Access to key services	+	Very close proximity to Walton district centre and access into Felixstowe services. However, potential capacity problems – school places, doctors.
	6. Access and transport	+ +	Good access into/out of Felixstowe, bus and train links currently provided at Trimley villages and Walton. Good cycle links with NCR 51 running through site.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Felixstowe and the Port.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	?	No particular immediate landscape value. However, possible limited impact upon AONB to the south-west.

9. HYDROLOGY, FLOODING AND EROSION	0	No flood zone influence.
10. Contaminated land	0	None
11. Biodiversity & Geodiversity	-	Limited number of identified protected species in locality.
12. Recreation value	-	Potential impact upon 3 footpaths/bridleways, allotments, playing fields and open space provision. Could impact plans for HGGIS project for Walton Open space.
13. Built form and heritage features	-	Four Listed Buildings. Some important archaeological sites (none scheduled).
14. Agricultural land quality	--	Grade 1 and 2 agricultural land quality.
15. Proximity and impact to sources of air pollution	--	A14 generates air pollution close to road, particularly at junctions. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from railway line and A14.
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	+	Some areas of site sheltered from exposure.
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible.
Significant Negatives:	Greenfield development. Limited potential disruption to the quality of AONB. Scale of development impact upon road system capacity. Grades 1 and 2 agricultural land quality.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Preservation / relocation of protected species, open space, leisure facilities, green infrastructure provision. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station near the Port. • Sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban area and existing transport provision. Utilities infrastructure works will be required at the Port facility.

Site: 4	4 – North of Candlet Road	Settlement:	n/a	Area (ha):	65
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL4	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Character of area north of Candlet Road would be significantly changed and potential precedent set for further expansion.
	5. Access to key services	+	Well related to Walton district centre and access into Felixstowe services. However, potential capacity problems – school places, doctors.
	6. Access and transport	+	Good access into/out of Felixstowe. No serving public transport links. NCR51 cycle route runs along north boundary. Train stations at Trimley and Felixstowe town.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Felixstowe and the Port.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	Strong possible impact upon AONB to the north.
	9. HYDROLOGY, FLOODING AND EROSION	-	Small area of flood zone 2/3 risk from the north and identified watercourses.
	10. Contaminated land	?	One small area of water contamination at Cowpasture Farm.
	11. Biodiversity & Geodiversity	-	Limited number of protected species in locality. Possible impact upon Egypt Wood, Trimley St Mary County Wildlife Site.

12. Recreation value	- -	Potential impact upon 3 footpaths/bridleways, allotments and large sport facilities. HGGIS project promoting strategic cycle route and green corridor to north of site.
13. Built form and heritage features	-	Some important archaeological sites (none scheduled).
14. Agricultural land quality	-	Grade 2 agricultural land quality.
15. Proximity and impact to sources of air pollution	- -	A14 generates air pollution close to road, particularly at junctions. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	?	Possible noise intrusion from A14.
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	0	Limited potential.
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible.
Significant Negatives:	Greenfield development. Likely to have a strong visual impact upon the AONB, character of the area and would disrupt a number of community environmental and leisure facilities. Scale of development impact upon road system capacity. Grade 2 agricultural land quality.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Preservation / relocation of protected species, open space, leisure facilities, green infrastructure provision. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Avoidance of more vulnerable development in flood risk areas. • Protection of identified water boreholes. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station near the Port. • Sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban area and existing transport provision. Utilities infrastructure works will be required at the Port facility. Particular attention will need to be given towards the impact upon the existing recreational functions as well as the neighbouring AONB.

Site: 5	5 – North of Felixstowe	Settlement:	n/a	Area (ha):	63
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL5	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	+ +	Identified within a major urban area.
	3. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	4. Retain settlement character and identity	- -	Character of area north of Colneis Road and Ferry Road would be significantly changed and potential precedent set for further expansion.
	5. Access to key services	+	Related to local shopping centre and access into Felixstowe services. However, potential capacity problems – school places, doctors.
	6. Access and transport	+	Good access into/out of Felixstowe. No serving public transport links. NCR51 cycle route runs along north of site. Train station at Felixstowe town.
	7. Relationship with local economic activity	+ +	Good access links into major employment areas of Felixstowe and the Port.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	Strong possible impact upon AONB to the north.
	9. HYDROLOGY, FLOODING AND EROSION	-	Small area of flood zone 2/3 risk from the north and identified watercourses.
	10. Contaminated land	0	None
	11. Biodiversity & Geodiversity	-	Limited number of protected species in locality. Possible impact upon Felixstowe Ferry, Felixstowe County Wildlife Site.
	12. Recreation value	- -	Six of rights of way, 7 football pitches and allotments are within the site area. HGGIS project promoting strategic cycle route and green corridor to north of site.

13. Built form and heritage features	-	1 Listed building. Some important archaeological sites (none scheduled).
14. Agricultural land quality	-	Grade 2 agricultural land quality.
15. Proximity and impact to sources of air pollution	-	No proximity to significant sources of air pollution. Additional traffic on A14 may impact on air quality.
16. Proximity to sources of noise/light pollution	0	n/a
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	0	Limited potential.
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible.
Significant Negatives:	Greenfield development. Likely to have a strong visual impact upon the AONB and character of the area. Scale of development impact upon road system capacity. Grade 2 agricultural land quality.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Preservation / relocation of protected species, open space, green infrastructure provision. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Avoidance of more vulnerable development in flood risk areas. • Protection of identified water boreholes. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station near the Port. • Sustainable transport improvements.
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban area and transport links. Utilities infrastructure works will be required at the Port facility. Particular attention will need to be given towards the impact upon the neighbouring AONB.

Site: 6	6 – North of A14, east of Trimley St Martin primary school	Settlement:	n/a	Area (ha):	n/a
		Grid Ref:		Postcode:	n/a
Site Ref:	FEL6	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	1. Area type	- -	Greenfield area.
	2. Settlement hierarchy	-	Detached from functioning major urban area.
	3. Scale of development	-	Strategic growth options are unfavourable outside of major urban areas.
	4. Retain settlement character and identity	- -	Character of area north-east of A14 would be significantly changed and potential precedent set for further expansion.
	5. Access to key services	-	Access to Trimley services and access into Felixstowe services. However, significant barrier posed by A14. Also, potential capacity problems – school places, doctors.
	6. Access and transport	+	Access into/out of Felixstowe. No serving public transport links. Limiting barrier of A14.
	7. Relationship with local economic activity	+	Access links into major employment areas of Felixstowe and the Port. Limited barrier of A14.
	COMPLIANCE WITH SPATIAL STRATEGY	-	Area does not comply well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. VISUAL AMENITY AND LANDSCAPE QUALITY	- -	Possible impact upon AONB to the south and Special Landscape Area to the north.
	9. HYDROLOGY, FLOODING AND EROSION	0	No flood zone influence.
	10. Contaminated land	?	Potential contaminated land influences at Bucklesham Road, Kirton, A1093, Kirton and Red House Farm, Bucklesham.
	11. Biodiversity & Geodiversity	-	Limited number of protected species in locality.
	12. Recreation value	0	HGGIS project Trimley green bridge is adjacent to the site.

13. Built form and heritage features	-	1 Listed building. Some important archaeological sites (none scheduled).
14. Agricultural land quality	-	Grade 2 and 3 agricultural land quality.
15. Proximity and impact to sources of air pollution	- / ?	A14 generates air pollution close to road. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from A14.
17. Topography	+	Land is gently undulated.
18. Potential for energy efficiency	0	Limited potential for energy efficiency
19. Other constraints	?	Minerals consultation area.
20. Availability of utilities	-	New water supply pumping station required for connection to Walton Avenue, Felixstowe service point. Refer to HG Water Cycle Study (ask Steve – any drafts published).
21. Possible cumulative impact	-	Traffic impact upon A14 road system.

Significant Positives:	The site is geographically related to Trimley villages and access could be possible.
Significant Negatives:	Greenfield development. Likely to have a strong visual impact upon the AONB and character of area. The area is detached from the functioning major urban area and a significant physical barrier exists from A14. Scale of development impact upon road system capacity. Elements of grade 2 agricultural land quality.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Preservation / relocation of protected species, open space, green infrastructure provision. • Avoidance of more vulnerable development in flood risk areas. • Protection of identified water boreholes. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • New access links to cross the A14. • Scale of development significant to create a critical mass for a sustainable new urban area. • Additional schools / doctors provisions. • Noise attenuation techniques ie. Bund or woodland planting. • Capacity upgrades at infrastructure station near the Port. • Sustainable transport improvements.
OVERALL ASSESSMENT:	The area is geographically close but functionally very detached from the major urban area. Utilities infrastructure works will be required at the Port facility. Particular attention will need to be given towards the impact upon the neighbouring AONB as well as consideration towards facilitating better cross-A14 links.

Suffolk Coastal District Council Strategic Housing Growth Areas update Jan 2010

Introduction

In June 2008 the sustainability of strategic areas in the Ipswich fringe and Felixstowe area were assessed for the potential impact of 1,000 and 1,600 new houses respectively. The five strategic areas in the Ipswich Eastern Fringe are reappraised in this document to consider the potential impact of 2,000 houses being accommodated on the areas. The same criteria as used previously for sustainability appraisal have been used. The previous appraisal has been updated in the light of a number of sources/studies now available that provide evidence to assist the assessment.

Specific sources used in this appraisal include:

Roger Tym [Ipswich Eastern Fringe Infrastructure Study](#) (Sept 2009)

This report is an assessment of the strategic, community and infrastructure provision in light of the predicted growth in the Ipswich Eastern Fringe area of 2,000 homes until 2025.

CB Richard Ellis [Addendum to the Suffolk Coastal retail Study](#) (Sept 2009)

This study builds upon the December 2008 update to look at the potential retail floorspace needs resulting from proposed increased growth in the Ipswich Policy Area - east of the A12 and to take account of economic slowdown.

AECOM [Suffolk Coastal District Council Local Development Framework Housing Allocations - Proposed Strategy Transport Appraisal](#) - September 2009 - This report produced by AECOM considers the potential transport implications and requirements of the proposed housing allocations for the area including Ipswich Policy Area, Felixstowe/Walton and Trimleys villages and the market towns. These areas are considered both independently and cumulatively for transport impact.

AECOM [Addendum to Proposed Strategy Transport Appraisal - November 2009](#) - This note highlights and corrects a discrepancy which has been noted in the original report issued by AECOM in September 2009. A full set of revised flow diagrams and a revised page are provided with this note to be added as an addendum to the original report.

Colin Buchanan [Future Secondary School Provision: Alternative Sites Assessment Ipswich Policy Area - June 2009 \(new window PDF 7.96MB\)](#) - Report by Colin Buchanan and Partners that assesses the suitability of three alternative sites for a new secondary school in the Ipswich Policy Area.

SCDC [Suffolk Coastal District Council Employment Land Availability Study - April 2009 \(PDF 5.26MB - right click to download\)](#) - Annual study giving details of land committed for industrial and business development as at 1 April 2009

Faber Maunsell [Ipswich Eastern Fringe & Felixstowe/Trimleys Transport Studies - August 2008 \(new window PDF 6.09MB\)](#) - Study jointly commissioned by Suffolk County Council and Suffolk Coastal District Council to examine the broad transport implications of alternative housing developments for the Local Development Framework.

Suffolk Wildlife Trust [Ecological Assessment: Ipswich Strategic Area - July 2008 \(PDF 13.6MB - right click to download\)](#) - Study prepared by the Suffolk Wildlife Trust.

The Landscape Partnership [Appropriate Assessment of SCDC Core strategy and development management policies](#) (Sept 2009)

[Haven Gateway Water Cycle Study Stage 1 Report - May 2008 \(new window\)](#)- Study looking into water supply, water quality, sewerage and flood risk management issues in relation to growth proposed in the East of England Plan.

Haven Gateway Water Cycle Study Stage 2 Report – September 2009

[Haven Gateway Green Infrastructure Strategy - April 2008 \(new window PDF 2.01MB\)](#) - Strategy for delivering a high quality green infrastructure for the Haven Gateway.

Suffolk County Comments on the Core Strategy including Iain Maxwell (Education) comments on education provision.

There was no updating information or need to update some of the criteria used in the June 2008 site specific assessment for example, if the area is Greenfield or previously developed land. Specific criteria (using the original numbering 1 to 21) that have been reviewed are as follows:

- 5. Access to services – the level of need against services available as identified in the reports above have been reviewed and key infrastructure triggers reached e.g. for schools identified.
- 6. Access to transport - the impact of double the volume of traffic on existing congestion plus concerns raised in reports above have been considered.
- 8. Visual amenity and landscape quality – the impact of larger scale development has been considered.
- 9. Hydrology – updated in light of HGW Water Cycle work
- 11. Biodiversity – updated with comments from the Appropriate Assessment
- 15. Proximity and impact to sources of air pollution – the potential impact of higher traffic flows from sites on surrounding areas plus comments in relevant reports above have been considered.
- 19. Other constraints - Updates made in the light of the Waste Strategy and HGW Water Cycle work.
- 20. Availability of utilities – Updated in the light of Roger Tyms study and HGW Water Cycle work.
- 21. Possible Cumulative impact – impact of larger scale development, particularly on road network has been considered.

Criteria 4 has not been updated because only general areas have been identified and it would be difficult to comment on the impact of density and volumes of housing at this time. It does mean all sites will be twice as extensive/developed as previously.

Criteria 9 Potential energy efficiency will not be considered in view of forthcoming study results due in March that will give more guidance on this.

IPSWICH POLICY AREA – Strategic Housing Growth Areas.

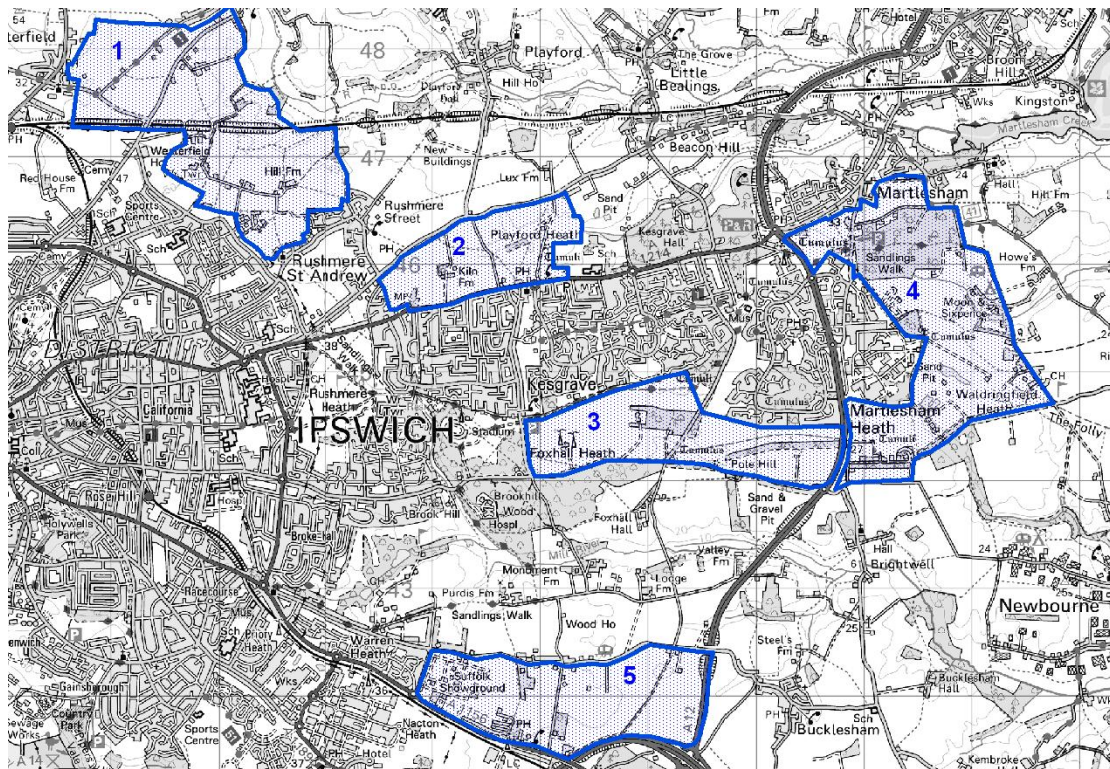
* It should be noted that this sustainability appraisal is at a broad area level only and therefore more intricate site specific issues are not picked up in particular detail. The issues presented are more strategic in their nature.

All areas in their appraisal have been assumed for development in their isolation and not in combination with each other.

Assessments may be likely to change subject to further information coming through from relevant organisations for example statutory service providers (Anglian Water etc)

Impact Key

++	major positive	+	minor positive
0	no impact/neutral	?	uncertain
-	minor negative	--	major negative



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Overall assessment

Compared to the previous appraisal of areas for 970 houses in the East Ipswich Plan area, the updated appraisal looking at 2,000 houses suggests Area 4 is very marginally the least sustainable however all the areas will require new investment in infrastructure and generate similar concerns for cumulative impact upon Natura 2000 designations. Particular concerns for Area 4 are around the impact on visual amenity and landscape quality given the area abuts the Area of Outstanding Natural Beauty Boundary to the east plus if new infrastructure would be required for water treatment, water supply and to reduce flooding issues. This scale of development has decreased the sustainability of Area 2 raising concerns about the peak hours delay on the A1214 and water supply availability. It is now noted that Area 3 is closest to the

Foxhall Household Waste Recovery Centre Area which raises environmental health concerns. For Area 1 the higher level of development raises more concerns about the biodiversity and the proximity of more residents to protected European sites. Area 5 has marginally fewer constraints than other areas but now has concerns about access to services and notes that the cycle access is inferior to other sites.

Summary matrix of Ipswich Policy Area options

Potential impacts, excluding mitigation or avoidance measures

SA Objective	Strategic Housing Growth Option Areas				
	1	2	3	4	5
22. Area type	--	--	--	- / +	- / +
23. Settlement hierarchy	++	++	++	++	++
24. Scale of development	0	0	0	0	0
25. Retain settlement character and identity	--	--	-	--	-
26. Access to key services	--	--	--	--	--
27. Access and transport	+	0	0	0	0
28. Relationship with local economic activity	++	++	++	++	++
8. Visual amenity and landscape quality	-	?	?	--	-
9. Hydrology, flooding and erosion	0/-	0/-	0	--	-
10. Contaminated land	?	?	--	-	?
11. Biodiversity & Geodiversity	--	--	--	--	--
12. Recreation value	--	0	-	-	--
13. Built form and heritage features	-	-	--	-	-
14. Agricultural land quality	-	0	0	0	0
15. Proximity and impact to sources of air pollution	0	--	-	-	-
16. Proximity to sources of noise/light pollution	-	-	--	-	--
17. Topography	+	+	+	+	+
18. Potential for energy efficiency	0	0	0	0	0
19. Other constraints	?	?	?/-	-	?
20. Availability of utilities	--	--	--	--	--
21. Possible cumulative impact	-	--	-	-	-

Site: 1	1 – Ipswich Boundary Westerfield to Rushmere	Settlement:	n/a	Area (ha):	304ha
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA1	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA		Impact	Comments
	22. Area type		- -	Greenfield area.
	23. Settlement hierarchy		+ +	Identified within a major urban area.
	24. Scale of development		0	Strategic growth options are identified suitable for major urban areas.
	25. Retain settlement character and identity		- -	Potential lost separation of Rushmere Village and Westerfield. Will set a precedent as not all of the site would be needed for 2,000 houses.
	26. Access to key services		- -	Very close proximity to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors. 2000 houses corresponds to around 80 public transport commuters in the morning 2 hour peak – justifying a (half hourly) bus service. 2000 houses corresponds to 70 pupils per year group justifying 1 secondary school, 2 new primary schools and 5 new preschools. Some may argue that the number of houses does not justify a new secondary school – this is however important as the existing capacity would not meet this demand. 2000 houses corresponds to 4200 people is below the 5000 required for a new GP surgery. An assessment is required to see if this demand can be met by some other means.
				Based on similar developments 2000 houses should justify the building of a new community hall. Insufficient overall access to services at present.

	27. Access and transport	+	Good access into/out of Ipswich, bus and train links currently provided at A1214 and Westerfield respectively. NCR 1 cycle route runs through north of site. (+) provides the least congested route into Ipswich of any of the sites (but only Ipswich) (+)2000 houses corresponds to around 80 commuters in the morning 2 hour peak – justifying a (half hourly) bus service. Plus existing bus and train services (-) The cycle routes in the area are inferior to the other sites. Existing facilities would need to be extended to provide routes into Ipswich and out to Woodbridge and Martlesham.
	28. Relationship with local economic activity	++	Good access links into major employment areas of Martlesham and Ipswich. Will impact 2 farms.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. Visual amenity and landscape quality	-	Abuts Special Landscape Area to the north-east hence possible significant adverse impact on this and historic landscape setting.
	9. Hydrology, flooding and erosion	0/-	No flood zone influence however, area is part covered by Water Course Protection Zone 1. Cliff Quay STW has remaining supply headroom for residential development. Employment land proposals may require action. Water supply may become issue from 2011, no risk of flooding considered likely up to at least 2021. (Haven Gateway WCS, Jan 09)
	10. Contaminated land	?	Potential contaminated land influences at Church Lane, Westerfield and New Buildings Cottages, Rushmere St. Andrew
	11. Biodiversity & Geodiversity	--	At least 8 identified protected species in locality. European Sites within 8km may be further impacted by greater proportional increase in population from larger development.
	12. Recreation value	--	Potential impact upon bridleways and footpaths as well as large (4.3ha) outdoor playspace area.
	13. Built form and heritage features	-	5 Listed Buildings, lot of important archaeological sites of all periods (none scheduled).

14. Agricultural land quality	-	Grades 2 and 3 agricultural land quality.
15. Proximity and impact to sources of air pollution	0	No proximity to significant sources of air pollution. No significant impact on air pollution. The extra traffic at the A1214/Norwich road junction needs to be assessed as part of a AQMA (Air quality management area)
16. Proximity to sources of noise/light pollution	-	Possible noise intrusion from railway line. Noise assessment required.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency
19. Other constraints	?	Part minerals consultation area.
20. Availability of utilities	--	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point. Water supply considered likely to become an issue from 2011-2014. (Haven Gateway WCS, Sept 09).
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, key services and transport links easily accessible.
Significant Negatives:	Greenfield development and loss of grade 2/3 agricultural land, development would impact on a number of footpaths and bridleway. Development may have a significant impact on landscape character quality. Scale of development impact upon road system capacity. Development could result in the loss of community separation and outdoor play space areas. Potential loss of archaeological sites and Listed buildings.
Mitigation considerations:	<ul style="list-style-type: none"> • Preservation of open space between settlements. • Preservation / relocation of protected species, footpaths / bridleways. • Extra provision of open space and green infrastructure in the immediate area could mitigate against pressures on biodiversity. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Protection of identified water courses. • Additional schools / doctors provisions. • Sports and community facilities provision. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • A1214 Northern Bypass / sustainable transport improvements. • Provision of 0.84ha of allotments required for development of 2000 houses (Tym and Partners, 2009)
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich.

Site: 2	2 – North of A1214, Woodbridge Road	Settlement:	n/a	Area (ha):	118
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA2	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA		Impact	Comments
	22. Area type		- -	Greenfield area.
	23. Settlement hierarchy		+ +	Identified within a major urban area.
	24. Scale of development		0	Strategic growth options are identified suitable for major urban areas.
	25. Retain settlement character and identity		- -	Character of area north of A1214 would be significantly changed and potential precedent set for further expansion.
	26. Access to key services		- -	Very close proximity to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors. (+)2000 houses corresponds to around 80 public transport commuters in the morning 2 hour peak – justifying a (half hourly) bus service. (--)2000 houses corresponds to 70 pupils per year group justifying 1 secondary school, 2 new primary schools and 5 new preschools. Some may argue that the number of houses does not justify a new secondary school – this is however important as the existing capacity would not meet this demand. (--) 2000 houses corresponds to 4200 people is below the 5000 required for a new GP surgery. An assessment is required to see if this demand can be met by some other means.
				(+) based on similar developments 2000 houses should justify the building of a new community hall.

	27. Access and transport	0	Good access into/out of Ipswich, bus and cycling routes. (--) With 2000 new houses we could expect some 800 peak hour car trips on the already congested A1214. Traffic assessment required. (++)2000 houses corresponds to around 80 bus commuters in the morning 2 hour peak – justifying a (half hourly) bus service. Plus existing 15m bus service (+) The pedestrian and cycle routes are good in this area giving access to both Ipswich and Woodbridge/Martlesham.
	28. Relationship with local economic activity	+ +	Good access links into major employment areas of Martlesham and Ipswich.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. Visual amenity and landscape quality	?	No particular immediate landscape quality. However, possible impact upon Special Landscape Area to the north.
	9. Hydrology, flooding and erosion	0/-	No flood zone influence. Small part falls in source protection zone (AN 237 Tuddenham St Martin). Cliff Quay STW has remaining supply headroom for residential development. Employment land proposals may require action. Water supply may become issue from 2011, no risk of flooding considered likely up to at least 2021. (Haven Gateway WCS, Sept 09)
	10. Contaminated land	?	Potential contaminated land influences at New Buildings Cottages, Rushmere St. Andrew and Sinks Pit, Little Bealings.
	11. Biodiversity & Geodiversity	- -	Strong potential impact upon Sinks Pit SSSI located within site – current reported state 'unfavourable recovering' (09/06/03). Limited number of identified protected species in locality.
	12. Recreation value	0	Two rights of way run across the area.
	13. Built form and heritage features	-	Large number of archaeological sites including 3 Scheduled Ancient Monuments, settlement and cemeteries.
	14. Agricultural land quality	0	Grades 3 and 4 poor agricultural land quality.
	15. Proximity and impact to sources of air pollution	- -	The A1214 at The Bell pub is close to the limit for an AQMA (air quality management area) the area will need to be reassessed with the extra traffic expected from the development.

16. Proximity to sources of noise/light pollution	-	Noise assessment required due to the A1214 traffic.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.
19. Other constraints	?	Part minerals consultation area. Small part falls in source protection zone (AN237 Tuddenham St Martin)
20. Availability of utilities	--	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point. Water supply considered likely to become an issue from 2011-2014. (Haven Gateway WCS, Sept 09).
21. Possible cumulative impact	--	Traffic impact upon radial road system. Already at capacity at egress points at peak periods.

Significant Positives:	Well related to a major urban area, key services and transport links easily accessible.
Significant Negatives:	Greenfield development and potential major change to character of landscape north of A1214. A potential disruption to the quality of Sinks Pitt SSSI. Damage to scheduled ancient monuments and loss of archaeological asset. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of Sinks Valley SSSI designation objectives. • Preservation / relocation of protected species, rights of way. • Open space and green infrastructure provision required to mitigate impacts on biodiversity. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provision. • Sports and community facilities provision. • Noise attenuation techniques i.e. Bund or woodland planting. • Cycle / pedestrian paths across Rushmere Heath would help complete the network. • Promotion of sustainable transport is vital at this site. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • A1214 Northern Bypass / sustainable transport improvements. • Provision of 0.84ha of allotments required for development of 2000 houses (Tym and Partners, 2009)
OVERALL ASSESSMENT:	<p>The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Sinks Valley SSSI.</p> <p>Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.</p>

Site: 3	3 – South of Kesgrave and Martlesham Heath	Settlement:	n/a	Area (ha):	167
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA3	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	22. Area type	- -	Greenfield area.
	23. Settlement hierarchy	+ +	Identified within a major urban area.
	24. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	25. Retain settlement character and identity	-	Change of immediate landscape character but an extension to existing built up area.
	26. Access to key services	- -	Well related to cross-boundary Ipswich facilities and district centres. Potential service capacity problems - school places, doctors (+) 2000 houses corresponds to around 80 public transport commuters in the morning 2 hour peak – justifying a (half hourly) bus service. (--)2000 houses corresponds to 70 pupils per year group justifying 1 secondary school, 2 new primary schools and 5 new preschools. Some may argue that the number of houses does not justify a new secondary school – this is however important as the existing capacity would not meet this demand. (--) 2000 houses corresponds to 4200 people is below the 5000 required for a new GP surgery. An assessment is required to see if this demand can be met by some other means. (+) based on similar developments 2000 houses should justify the building of a new community hall.

	27. Access and transport	0	Not a main corridor route into Ipswich and road junctions at capacity but good access to A12 and A14 road network. No serving public transport routes. (--) With 2000 new houses we could expect some 800 busy hour car trips on the already congested Foxhall Rd. Traffic assessment required. (++) 2000 houses corresponds to around 80 bus commuters in the morning 2 hour peak – justifying a (half hourly) bus service. (+) The pedestrian and cycle routes exist to the north of the region which if integrated in with the development could give access to both Ipswich and Adastral. Cycle / pedestrian paths across Rushmere Heath would also be required to complete the network.
	28. Relationship with local economic activity	+ +	Good access links into major employment areas of Martlesham and Ipswich.
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	Objective Assessment Criteria	Impact	Comments
	8. Visual amenity and landscape quality	?	No particular immediate landscape quality. However, possible impact upon Special Landscape Area to the south.
	9. Hydrology, flooding and erosion	0	No flood zone influence. Part of the strategic site falls inside Cliff Quay STW catchment, which has remaining supply headroom for residential development. Employment land proposals may require action. Water supply may become issue from 2011, no risk of flooding considered likely up to at least 2021. (Haven Gateway WCS, Sept 09)
	10. Contaminated land	- -	Very close proximity of Foxhall Road Tip (active landfill site).
	11. Biodiversity & Geodiversity	- -	Strong potential impact upon Ipswich Heaths SSSI located in the area – current reported state 'unfavourable declining' (20/04/06). Moderate number of identified protected species in locality, including colony of silver-studded blue butterfly and skylarks. Also impact upon Martlesham Heath Wood County Wildlife Site.
	12. Recreation value	-	Five rights of way transect the area, including a bridleway running the length of the site. Long Stropps open space identified as an improvement project in HGGIS.

13. Built form and heritage features	- -	Large number of archaeological sites of all periods including settlements and cemeteries and 2 Scheduled Ancient Monuments within the area of Playford Heath. RAF Foxhall Visitor centre.
14. Agricultural land quality	0	Grade 4 poor agricultural land quality.
15. Proximity and impact to sources of air pollution	-	A12 generates air pollution close to road. Additional traffic may impact on air quality, particularly at Foxhall Road roundabout. Foxhall landfill site located on south boundary.
16. Proximity to sources of noise/light pollution	- -	Noise associated with Foxhall landfill site and A12 traffic. Noise assessment required for both but critical for A12.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.
19. Other constraints	?/-	Minerals consultation area. Foxhall HWRC identified as potential strategic growth site.
20. Availability of utilities	- -	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point. Water supply considered likely to become an issue in Cliff Quay STW catchment from 2011-2014. (Haven Gateway WCS, Sept 09).
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, key services and transport links accessible.
Significant Negatives:	Greenfield development and potential change to character of landscape. A potential disruption to the quality of Ipswich Heaths SSSI – the habitat of the largest colony in East Anglia of Silver-Studded Blue Butterfly. Also very close proximity to Foxhall landfill site. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of Ipswich Heaths SSSI designation objectives. • Preservation / relocation of protected species, rights of way. • Open space and green infrastructure provision required to mitigate impacts on biodiversity. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provision. • Sports and community facilities provision. • Noise attenuation techniques i.e. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich.

	<ul style="list-style-type: none"> Sustainable transport improvements. Bridleway runs length of site and would need to be incorporated into any future development. Provision of 0.84ha of allotments required for development of 2000 houses (Tym and Partners, 2009)
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. However, the area is a potential greenfield allocation and significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heath SSSI which is particularly sensitive. Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.

Site: 4	4 – South of Old Martlesham / East of A12	Settlement:	n/a	Area (ha):	299
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA4	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural & part commercial		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA		Impact	Comments
	22. Area type		- / +	Primarily a greenfield area. However, pockets of brownfield land.
	23. Settlement hierarchy		+ +	Identified within a major urban area.
	24. Scale of development		0	Strategic growth options are identified suitable for major urban areas.
	25. Retain settlement character and identity		- -	Development could represent a large 'bolt on' urban expansion to the east of the urban fringe area as well as housing crossing the significant physical barrier of the A12.
	26. Access to key services		- -	Well related to district centre. However, less related to cross-boundary Ipswich services. Potential service capacity problems - school places, doctors (+)2000 houses corresponds to around 80 public transport commuters in the morning 2 hour peak – justifying a (half hourly) bus service. (--)2000 houses corresponds to 70 pupils per year group justifying 1 secondary school, 2 new primary schools and 5 new preschools. Some may argue that the number of houses does not justify a new secondary school

			<p>– this is however important as the existing capacity would not meet this demand.</p> <p>(--) 2000 houses corresponds to 4200 people is below the 5000 required for a new GP surgery. An assessment is required to see if this demand can be met by some other means.</p> <p>(+) based on similar developments 2000 houses should justify the building of a new community hall.</p>
	27. Access and transport	0	<p>Good access into/out of Ipswich and wider A12 and A14 road network. Existing bus transport routes. Section of cycle route to north.</p> <p>(--) With 2000 new houses we could expect some 800 busy hour car trips on to the A14. Traffic assessment required as congestion already an issue at the Adastral park roundabout.</p> <p>(++)2000 houses corresponds to around 80 bus commuters in the morning 2 hour peak – justifying a (half hourly) bus service.</p> <p>(+) The pedestrian and cycle routes exist to the north and west of the region which if integrated in with the development would provide unfettered access to Ipswich. For those working at Adastral the close proximity greatly aids walking and cycling. Ipswich is on the fringe for cycling.</p>
	28. Relationship with local economic activity	+ +	<p>Very good access links into major employment area of Martlesham. Further afield from Ipswich employment centre but good transport links.</p>
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	Objective Assessment Criteria	Impact	Comments
	8. Visual amenity and landscape quality	- -	<p>Possible impact upon Area of Outstanding Natural Beauty (AONB) as site abuts boundary to the east.</p> <p>Possible impact upon Special Landscape Area to the south.</p>

9. Hydrology, flooding and erosion	- -	Presence of watercourses indicated. Area falls in Woodbridge and Martlesham STW catchment. Current projections of housing and employment growth suggest it will exceed its headroom in 2010/11 (mostly due to employment land). Some flooding issues now or in near future (amber designation) in the catchment. Some issues in water supply and wastewater considered likely from 2011-2014 period. Action required addressing water supply issues from 2014-2017 period. (Haven Gateway WCS, Sept 09).
10. Contaminated land	-	Potential contaminated land influences at Foxhall Tip (active landfill site) ,The Swale, Martlesham and Caravan Site, Waldringfield.
11. Biodiversity & Geodiversity	- -	Strong potential impact upon Waldringfield Pit Geological SSSI which is located in the area at Waldringfield Quarry and possible impact on Deben Estuary SSSI.. Limited number of identified protected species in locality. Also impact upon Martlesham Common and Old Rotary Camping Ground County Wildlife Sites. Potential of Waldringfield Quarry / Heath for UK BAP habitat contribution. North of site is in close proximity to the Deben estuary RAMSAR.
12. Recreation value	-	14 rights of way in the area. Walk Farm open space potential HGGIS project.
13. Built form and heritage features	-	Five Scheduled Ancient Monuments and large number of other archaeological sites of all periods including settlements and cemeteries.
14. Agricultural land quality	0	Grades 3 and 4 poor agricultural land quality.
15. Proximity and impact to sources of air pollution	-	A12 generates air pollution close to road. Additional traffic may impact on air quality.
16. Proximity to sources of noise/light pollution	-	Noise associated with Foxhall landfill site and A12 traffic. A noise assessment is underway for the A12 with particular concern for those parts of the site adjacent to the A12.
17. Topography	+	Land is flat.
18. Potential for energy efficiency	0	Limited potential for energy efficiency.

19. Other constraints	-	Minerals consultation area. SCC's Mineral Site Specific Allocations Local Development Document identifies 2 Mineral sites each with 1 million tonnes reserve within the boundary of the site. They are part of an overall plan allocation of 10million tonnes for the period up to 2012. Any development here could impact planned mineral reserves of strategic significance. Development would need to be phased to ensure any sterilisation of mineral resource was kept to a minimum.
20. Availability of utilities	- -	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point. Water supply issues from development of this scale likely from as soon as 2011-2014 (Haven Gateway WCS, Jan 09). No significant effect on National Grid's electricity transmission infrastructure. However, local distribution network in Martlesham area has no capacity for significant development. Gas network would likely require reinforcement.
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Related to a major urban area, some key services and transport links accessible. Opportunity for some brownfield development potential.
Significant Negatives:	Greenfield development and potential change to character of landscape. A potential disruption to the quality of AONB, disturbance to the Deben RAMSAR and Waldringfield Pit Geological SSSI. The Martlesham Heath habitat (Ipswich heaths SSSI) has the largest colony in East Anglia of Silver-Studded Blue Butterfly and the butterfly has been found on the site. . Also very close proximity to Foxhall landfill site. Scale of development impact upon road system capacity. Loss of recreational value as high number of rights of way. Falls within Woodbridge and Martlesham STW catchment where development of this size in addition to anticipated increase in employment land will exceed water supply headroom and require action within 5-10 years. (HG WCS) Risk of sterilisation of some mineral reserves.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of SSSI designation objectives. • Protection of identified water courses. • Avoid development within proximity of Scheduled Ancient Monuments and protect their landscape setting. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Additional schools / doctors provision. • Sports and community facilities provision. • Preservation / relocation of protected species, rights of way. • Further open space and green infrastructure provision required to attempt to mitigate impacts on biodiversity on adjacent European sites. • Additional schools / doctors provisions. • Noise attenuation techniques i.e. Bund or woodland planting.

	<ul style="list-style-type: none"> Capacity upgrades at infrastructure station Woodbridge and Martlesham STW and local electricity distribution network. Sustainable transport improvements. Phasing of development to allow removal of mineral reserves. Demand management of water supply. Possible transfer of supply from PZ60. Reinforcement of medium pressure gas network required as the site is at the extremity of this network. Cycle / pedestrian paths across Rushmere Heath would also be required to complete the network. Provision of 0.84ha of allotments required for development of 2000 houses (existing need in the area currently 1.25ha) (Tym and Partners, 2009)
OVERALL ASSESSMENT:	<p>The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. There is also scope for some brownfield development potential. However, significant infrastructure reinforcements will need to be undertaken to the works at Woodbridge and Cliff Quay, Ipswich. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heaths SSSI which is particularly sensitive as well as Waldringfield Pit SSSI and Deben RAMSAR/SSSI.</p> <p>Advice will need to be sought from English Heritage due to the impact on Scheduled Ancient monuments.</p>

Site: 5	5 – North west of A14	Settlement:	n/a	Area (ha):	189
		Grid Ref:		Postcode:	n/a
Site Ref:	IPA5	Proposal Source:	Strategic housing growth option		
Density (/ha):	30/ha (assumed)	Ownership:	Not known		
Site history:	-				
Current use:	Agricultural & part commercial		Proposed use:	Housing	

Core Appraisal	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	22. Area type	- / +	Primarily a greenfield area. However, pockets of brownfield land.
	23. Settlement hierarchy	+ +	Identified within a major urban area.
	24. Scale of development	0	Strategic growth options are identified suitable for major urban areas.
	25. Retain settlement character and identity	-	Change of immediate landscape character but an extension to existing built up area.

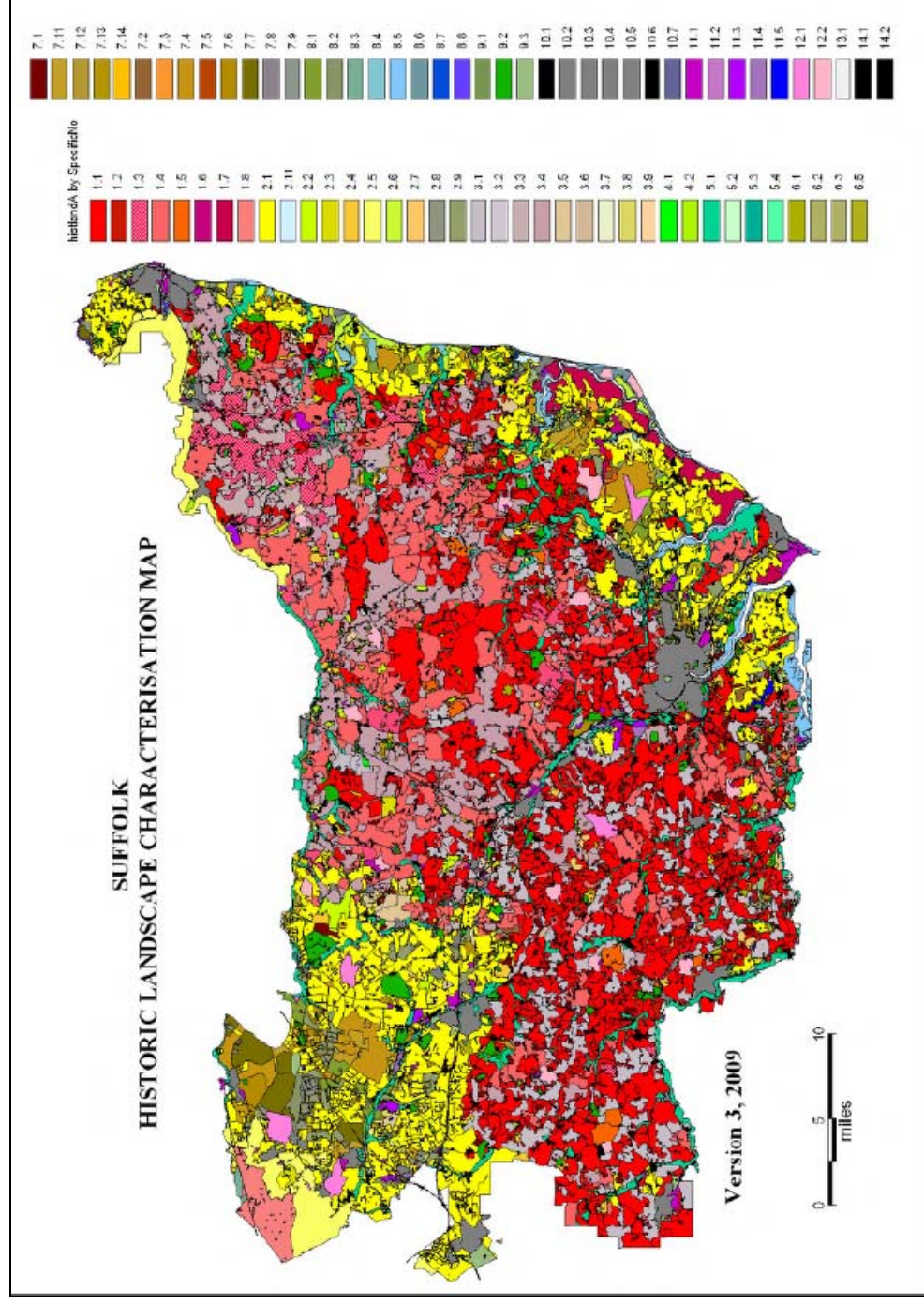
	26. Access to key services	--	<p>Well related to district centre but less to cross-boundary Ipswich services. Potential service capacity problems - school places, doctors.</p> <p>(+)2000 houses corresponds to around 80 commuters in the morning 2 hour peak – justifying a (half hourly) bus service.</p> <p>(--)2000 houses corresponds to 70 pupils per year group justifying 1 secondary school, 2 new primary schools and 5 new preschools. Some may argue that the number of houses does not justify a new secondary school – this is however important as the existing capacity would not meet this demand.</p> <p>(--) 2000 houses corresponds to 4200 people is below the 5000 required for a new GP surgery. An assessment is required to see if this demand can be met by some other means.</p> <p>(+) based on similar developments 2000 houses should justify the building of a new community hall.</p>
	27. Access and transport	0	<p>Good access into/out of Ipswich and wider A12 and A14 road network. Existing bus transport routes.</p> <p>(--) With 2000 new houses we could expect some 800 peak hour car trips. Traffic assessment required as congestion already an issue on all routes into Ipswich.</p> <p>(++)2000 houses corresponds to around 80 bus commuters in the morning 2 hour peak – justifying a (half hourly) bus service.</p> <p>(+) Cycle routes exist along the Felixstowe road providing access to both Ipswich and Felixstowe.</p>
	28. Relationship with local economic activity	+ +	<p>Very good access links into major employment area of Ransomes Europark. Access to Martlesham and Ipswich employment centres.</p>
	COMPLIANCE WITH SPATIAL STRATEGY	+	Area complies well with initial strategic objectives.

Further Site Specific Assessment	OBJECTIVE ASSESSMENT CRITERIA	Impact	Comments
	8. Visual amenity and landscape quality	-	Possible impact upon Area of Outstanding Natural Beauty (AONB) to the south and Special Landscape Area to the north.
	9. Hydrology, flooding and erosion	-	Presence of agricultural irrigation boreholes indicated. No flood zone influence. Part of strategic site falls in Cliff Quay STW catchment, which has remaining supply headroom for residential development. Employment land proposals may require action. Water supply may become issue from 2011, no risk of flooding considered likely up to at least 2021. (Haven Gateway WCS, Jan 09)
	10. Contaminated land	?	Former Shepherd & Dog Piggery across road and railway line from site, unlikely to have significant influence. Small contaminated site on Suffolk Show ground.
	11. Biodiversity & Geodiversity	--	Strong potential impact upon Ipswich Heaths SSSI as site abuts boundary. Limited number of identified protected species in locality, includes Silver studded blue butterfly. Also impact upon Ransomes Europark Heathland County Wildlife Sites.
	12. Recreation value	--	Potential loss of regionally important Suffolk Showground Site. 2 rights of way across site. HGGIS project for green corridor without access proposed running across the site.
	13. Built form and heritage features	-	Some important archaeological sites (none scheduled).
	14. Agricultural land quality	0	Grade 4 poor agricultural land quality.
	15. Proximity and impact to sources of air pollution	-	A12, A14 & A1156 generate air pollution close to road. Additional traffic may impact on air quality. The Duke Street roundabout AQMA will experience additional traffic due to the development as it is on the main route into Ipswich town centre – an assessment is required of the impact on this AQMA
	16. Proximity to sources of noise/light pollution	--	Noise associated A12 and A14 traffic and railway is likely to be a serious issue. Noise assessment required.
	17. Topography	+	Land is flat.
	18. Potential for energy efficiency	0	Limited potential for energy efficiency.
	19. Other constraints	?	Minerals consultation area.

20. Availability of utilities	- -	Surface water run-off, foul drainage and electricity capacity issues to Cliff Quay, Ipswich service point.
21. Possible cumulative impact	-	Traffic impact upon radial road system.

Significant Positives:	Well related to a major urban area, some key services and transport links accessible. Opportunity for some brownfield development potential.
Significant Negatives:	Greenfield development and potential change to character of landscape. A potential disruption to the quality of AONB (although does not abut boundary) and Ipswich Heaths SSSI – currently in unfavourable declining condition. Possible loss of facilities for regionally important Suffolk Showground site. Scale of development impact upon road system capacity.
Mitigation considerations:	<ul style="list-style-type: none"> • High quality landscaping and design standards. • Protection and enhancement of SSSI designation objectives. • Protection of identified water boreholes. • Archaeological evaluation needed before Development Brief is prepared to allow for preservation in situ of any sites of national importance that might be defined (and currently unknown). • Preservation / relocation of protected species, rights of way. • Open space and green infrastructure provision required to mitigate impacts on biodiversity. • Suitable relocation/provision for Suffolk Showground facility. • Additional schools / doctors provision. • Sports and community facilities provision. • Noise attenuation techniques i.e. Bund or woodland planting. • Capacity upgrades at infrastructure station Cliff Quay, Ipswich. • Sustainable transport improvements. • Provision of 0.84ha of allotments required for development of 2000 houses (Tym and Partners, 2009)
OVERALL ASSESSMENT:	The area benefits from its strategic location to a major urban centre, existing transport provision and location within an identified growth area – Ipswich Policy Area. There is also scope for some brownfield development potential. However, significant infrastructure works will need to be undertaken to the station at Cliff Quay, Ipswich. Suitable provision/relocation of the important Suffolk Showground facility may be difficult. In addition, consideration and mitigation will need to be given to impact upon Ipswich Heaths SSSI which is particularly sensitive.

APPENDIX 9: Suffolk Historic Landscape



Characterisation map and key

1.0 Pre-18th-century enclosure

- 1.1 Random fields
- 1.2 Rectilinear fields
- 1.3 Long co-axial fields
- 1.4 Irregular co-axial fields
- 1.5 Former medieval deer park
- 1.6 Former marsh or fenland
- 1.7 Former coastal marsh
- 1.8 Former fenland, planned allotments

2.0 18th-century and later enclosure

- 2.1 Former common arable or heathland
- 2.2 Former common pasture, built margin
- 2.3 Former common pasture, open margin
- 2.4 Former post-medieval park
- 2.5 Former marsh or fenland
- 2.6 Former coastal marsh
- 2.7 Woodland clearance
- 2.8 Former warren
- 2.9 Former heath
- 2.11 Former mere

3.0 Post-1950 agricultural landscape

- 3.1 Boundary loss from random fields
- 3.2 Boundary loss from rectilinear fields
- 3.3 Boundary loss from long co-axial fields
- 3.4 Boundary loss from irregular co-axial fields
- 3.5 Boundary loss from post-1700 fields
- 3.6 Woodland clearance
- 3.7 Arable on former meadow
- 3.8 Arable on former heath
- 3.9 Boundary loss, enclosed medieval deer park

4.0 Common pasture

- 4.1 Built margin
- 4.2 Open margin

5.0 Meadow or managed wetland

- 5.1 Meadow
- 5.2 Meadow with modern boundary loss
- 5.3 Managed wetland
- 5.4 Managed wetland, former mere

6.0 Horticulture

- 6.1 Orchard
- 6.2 Nurseries with glass houses
- 6.3 Allotments
- 6.4 Market gardens
- 6.5 Plotlands

7.0 Woodland.

- 7.1 Ancient woodland.
- 7.2 Former medieval deer park
- 7.3 Modern plantation on former arable
- 7.4 Modern plantation on former common arable or heath
- 7.5 Modern plantation on former common pasture
- 7.6 Modern plantation on former informal park
- 7.7 Modern plantation on former warren
- 7.8 Wet woodland or alder carr
- 7.9 Modern plantation on former meadow
- 7.11 Modern plantation on former heath
- 7.12 Wooded common

- 7.13 Park wood
- 7.14 Modern plantation on former fenland

8.0 Unimproved land

- 8.1 Heath or rough pasture
- 8.2 Heath, former warren
- 8.3 Freshwater fen or marsh
- 8.4 Coastal marsh
- 8.5 Intertidal land
- 8.6 Shingle spit
- 8.7 Mere
- 8.8 Broad

9.0 Post-medieval park and leisure

- 9.1 Formal park or garden
- 9.2 Informal park
- 9.3 Modern leisure

10.0 Built up area

- 10.1 Unspecified
- 10.2 Town
- 10.3 Village
- 10.4 Hamlet
- 10.5 Green edge or infill
- 10.6 House or farmstead
- 10.7 Isolated church

11.0 Industrial

- 11.1 Current industrial landscape
- 11.2 Disused industrial landscape
- 11.3 Current mineral extraction
- 11.4 Disused mineral extraction
- 11.5 Water reservoir

12.0 Post-medieval military

- 12.1 Current military
- 12.2 Disused military

13.0 Ancient monument

- 13.1 Ancient monument

14.0 Communications

- 14.1 Major road
- 14.2 Railway