

Sustainability Appraisal Report

Proposed Submission Felixstowe Peninsula Area Action Plan

Development Plan Document
April 2016



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1. Non-Technical Summary

What is Sustainability Appraisal

- 1.1 Sustainability Appraisal is an assessment of the effects of a plan on certain environmental, economic and social objectives of sustainable development. The Sustainability Appraisal is also a process which ensures sustainable development objectives are considered when identifying the preferred policy options of a plan. It therefore helps justify that the proposed plan is the most appropriate/sustainable plan when considered against alternative options.
- 1.2 This Sustainability Appraisal Report builds on the Sustainability Appraisal Scoping Report (Jan 2015) for the Felixstowe Peninsula AAP and the Site Allocations and Area Specific Policies document.
- 1.3 The Report appraises all reasonable site allocation options and identifies and evaluates the likely significant effects of the Proposed Submission version of the Site Allocations and Area Specific Policies Development Plan Document.

Felixstowe Peninsula Area Action Plan Development Plan Document

- 1.4 The Core Strategy and Development Management Policies document (adopted July 2013) provides the strategic level vision and objectives to guide future growth and development across Suffolk Coastal up to 2027. The purpose of the Felixstowe Peninsula AAP is to translate the vision, spatial objectives and policies of the Core Strategy to the site, or area specific level.
- 1.5 Policies within the Felixstowe Peninsula AAP include sites for new housing development; employment, retail and tourism designations; and environment (including landscape policy), coastal management and flooding policies.

Housing	Policy FPP1: New Housing Delivery 2015-2027 Policy FPP2: Physical Limits Boundaries Policy FPP3: Land at Sea Road, Felixstowe Policy FPP4: Land north of Walton High Street, Felixstowe Policy FPP5: Land north of Conway Close and Swallow Close , Felixstowe Policy FPP6: Land opposite Hand in Hand Public House, Trimley St Martin Policy FPP7: Land off Howlett Way, Trimley St Martin Policy FPP8: Land south of Thurmans Lane, Trimley St Mary
Employment	Policy FPP9: Port of Felixstowe Policy FPP10: Land at Bridge Road, Felixstowe Policy FPP11: Land at Carr Road/Langer Road, Felixstowe Policy FPP12: Land at Haven Exchange, Felixstowe
Retail	Policy FPP13: Felixstowe Town Centre Policy FPP14: Retail frontages Policy FPP15: Primary Shopping Area Policy FPP16: District Centres
Tourism and Sea Front	Policy FPP17: Felixstowe Ferry and Golf Course

	<p>Policy FPP18: Felixstowe Ferry Golf Club to Cobbolds Point</p> <p>Policy FPP19: Cobbolds Point to Spa Pavilion</p> <p>Policy FPP20: Spa Pavilion to Martello Park</p> <p>Policy FPP21: Martello Park to Landguard</p> <p>Policy FPP22: Visitor Management – European Sites</p> <p>Policy FPP23: Car Parking</p> <p>Policy FPP24: Holiday accommodation</p>
Environment	<p>Policy FPP25: Historic Parks and Gardens</p> <p>Policy FPP26: Special Landscape Areas</p> <p>Policy FPP27: Access to the countryside</p> <p>Policy FPP28: Areas to be protected from development</p>

Methodology

- 1.6 The Sustainability Appraisal has been conducted in such a way that it meets the requirements of the EU Strategic Environment Assessment Directive and UK Government guidance on the preparation of Sustainability Appraisals.
- 1.7 A Scoping Report was produced and consulted on in 2014 and subsequently amended and published in January 2015.
- 1.8 The Scoping Report;
- details the existing baseline in respect of key sustainability issues,
 - reviews other relevant programmes, plans and strategies that have an influence on sustainability,
 - identifies key sustainability issues that need to be addressed, and
 - sets out a Sustainability Appraisal Framework for assessing policy options and the overall effect of the plan.
- 1.9 Appraisals of all site and policy options considered through the preparation of the AAP were conducted at key consultation stages. These appraisals have helped the Council choose the most sustainable site and policy options to take forward.
- 1.10 Appraisals were conducted using the Sustainability Appraisal Framework. A “+” symbol against an objective means the site and/or policy will have a positive effect on the objective. A “-” symbol indicates a negative effect. A “0” symbol indicates a neutral effect and a “?” symbol indicates an uncertain effect.
- 1.11 This document revises the appraisals of all reasonable site and policy allocation options identified through the preparation of the document, to take into account changes made to the sites and policies in response to consultation. This document also cumulatively assesses the impact of all the final site and policy allocations in the document and identifies the significant effects of the plan against the sustainability objectives identified in the Scoping Report.

Key Sustainability Issues in Suffolk Coastal

1.12 From an assessment of the existing baseline, profile of the District and a review of other plans, programmes and strategies at the international, national, regional and local level, it was possible to identify key sustainability issues that need to be addressed in Suffolk Coastal. The following table outlines the key sustainability issues and problems in Suffolk Coastal.

Issue	Evidence
Health	<ul style="list-style-type: none"> - Compared to England, Suffolk Coastal has low levels of deprivation; - Levels of reported violent crime are also lower than the England average; - Teenage pregnancy rates in Suffolk Coastal are lower than the England average. - Life expectancy for both men and women in Suffolk Coastal is higher than the England average. However, men living in the most deprived fifth of areas of Suffolk Coastal can expect to live 3.9 years less than those in the least deprived fifth. The gap for women is 3.3 years. - A lower proportion of people in Suffolk Coastal rated their health as 'not good' compared to the England average.
Education and skills	<ul style="list-style-type: none"> - Although the proportion of children gaining level 4 in Key Stage 2 is increasing, it is still lower than regional and national averages. - The proportion of people in Suffolk Coastal with no qualifications was 10.4% in December 2008, lower than regional and national averages, whilst 25.8% of people are qualified to NVQ level 4 or above (equivalent to degree level); lower than the regional average of 26.1%. - GCSE attainment in Suffolk Coastal is higher than the Suffolk average, however A level attainment is below the Suffolk average.
Crime and anti-social behaviour	<ul style="list-style-type: none"> - The overall crime rate in Suffolk is low. In Suffolk Coastal the rate is below the Suffolk average.
Poverty and social exclusion	<ul style="list-style-type: none"> - Levels of deprivation are low for Suffolk Coastal, but pockets of deprivation exist in Felixstowe, Saxmundham and Leiston. - 17 wards in the Suffolk Coastal district are within the 25% least deprived areas in the country, and none are recorded within the most deprived 25% wards in the country
Access to services	<ul style="list-style-type: none"> - Only 33% of the rural population live in settlements with a food shop/general store, post office, pub, primary school and a meeting place. - Only 42% of the rural population live within 13 minutes walk of an hourly bus service.
Employment	<ul style="list-style-type: none"> - Unemployment rate (of population 16 - 64) 1.8%
Housing	<ul style="list-style-type: none"> - Core Strategy makes provision for a minimum 7,900 new homes over the period 2010 to 2027 -215 new homes delivered in 2013/14 -17 affordable homes delivered in 2013/14
Water and air quality	<ul style="list-style-type: none"> - 3 air quality management areas at Melton Hill Woodbridge, A12, Stratford St Andrew and Ferry lane, Felixstowe close to the main entrance to the Port of Felixstowe: - There are water supply infrastructure issues in Felixstowe and East Ipswich. - There are foul drainage constraints in Felixstowe, East Ipswich and Leiston. - No planning permissions were granted in 2013/14 contrary to Environmental Agency advice on flood risk.
Soil	<ul style="list-style-type: none"> - 22% of completions for the 2013/14 monitoring year were built on Previously

	Developed Land.
Water and mineral resources	<ul style="list-style-type: none"> - Mineral extraction in Suffolk primarily involves sand and gravel, of which there are adequate supplies. Trend data shows that production of recycled aggregates has increased significantly in the last few years compared to pre-1998 levels, and proportion of total mineral sales that they represent continues to rise.
Waste	<ul style="list-style-type: none"> - Although waste levels are decreasing and recycling and composting is increasing, Suffolk has relatively high levels of household waste per person. Suffolk Coastal matches the Suffolk average recycling rate. - The sewage network in Felixstowe, East Ipswich and Leiston are close to capacity.
Traffic	<ul style="list-style-type: none"> - The Port of Felixstowe, the largest container port in the country, has a large impact on HGV traffic in Suffolk, particularly on the A14. - Capacity issues of the Orwell Bridge have been predicted and this could impact the rate of development in Suffolk Coastal. - Traffic levels at monitored locations in Suffolk have increased steadily since 1999 although there has been a slight drop in 2008 linked to the high cost of fuel. Traffic growth has implications for many environmental aspects, including air quality and pollution, congestion, road safety, tranquillity and climate change. - According to the 2011 census, 16.9% of Suffolk residents travelled to work by sustainable modes. - One third of children are taken to school by car and 17% travel by bus.
Reduction in greenhouse gas emissions	<ul style="list-style-type: none"> - Installed electricity generating capacity using renewable energy 34.15MW 2013/14
Vulnerability to flooding	<ul style="list-style-type: none"> - Around 12,000 properties in Suffolk are at risk of flooding from rivers or the sea (in the event of a 1 in 100-year fluvial or 1 in 200-year tidal flood). - There were only two flood warnings in 2004. - No planning applications approved against Environment Agency flood risk advice in 2013/14
Biodiversity	<ul style="list-style-type: none"> - Suffolk Coastal has 32,000ha of AONB and 17,656ha of SLA, as well as significant 9,222 ha RAMSAR sites and 5,841 ha in county wildlife sites. - There are 45 SSSIs in Suffolk Coastal, mainly concentrated towards the east of the district. - A number of Biodiversity Action Plans and Habitat Action Plans are in place to conserve nationally and locally important habitats and species.
Historical and archaeological importance	<ul style="list-style-type: none"> - There are around 2,500 listed buildings in Suffolk Coastal, of which 59 are grade1. - 6 Grade 1 & II* Listed Buildings, 10 Scheduled Ancient Monuments, 1 Registered Park and garden and 1 Conservation Area are at risk in Suffolk Coastal. - Sutton Hoo is an internationally important Anglo Saxon site plus there are significant numbers of Bronze Age tumuli and potential for finds. There are remains of small Roman towns at Wenhaston and Felixstowe. - There is a very wide range of historic landscape characterisation types in Suffolk Coastal.
Landscapes and townscapes	<ul style="list-style-type: none"> - Large parts of Suffolk Coastal DC are designated as AONB. - There are 34 conservation areas in Suffolk Coastal.
Prosperity and Economic growth	<ul style="list-style-type: none"> - The highest proportion of residents (24.7%) are employed in public services, education and health (2013) - Of those economically active and aged 16-64, 17.1% are self-employed (2013) - Unemployment rate (of population 16 - 64) is 1.8%

Town centres	- in 2013/14 the percentage of vacant units with Town Centres ranged from 3.4% in Felixstowe to 16.7 in Saxmundham
Patterns of movement	- Overall use of sustainable modes for journeys to work by Suffolk residents was below both national and regional averages at 16.9% - The proportion of freight carried by rail from the Port of Felixstowe was 28% (Sept 2014)

The Sustainability Appraisal Framework for Assessing Options and the Plan

1.13 The site allocation and policy options and the plan in its entirety have been assessed against their ability to achieve the following set of 23 sustainability objectives shown in the table below.

1	To improve the health of the population overall	Will it improve the number of health facilities and the distance which has to be travelled to these facilities? Will it reduce death rates? Will it encourage healthy lifestyles?
2	To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people? Will it improve qualifications and skills of adults?
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime? Will it reduce fear of crime? Will it reduce noise and odour concerns?
4	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?
5	To improve access to key services for all sectors of the population	Will it improve accessibility to key local services? Will it improve accessibility to shopping facilities? Will it improve access to childcare?
6	To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall? Will it reduce long-term unemployment? Will it provide job opportunities for those most in need to employment? Will it help improve earnings?
7	To meet the housing requirements of the whole community	Will it reduce homelessness? Will it provide enough housing? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of unfit homes?
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 place to live? Will it increase access to natural green space? Will it encourage engagement in decision making? Will it increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?
9	To maintain and where possible improve water quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters?

10	To maintain and where possible improve air quality	Will it improve air quality?
11	To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise the loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?
12	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote the sustainable use of minerals? Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?
13	To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?
14	To reduce the effects of traffic on the environment	Will it affect traffic volumes? Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?
15	To reduce emissions of green house gases from energy consumption	Will it reduce emissions of greenhouse gases from energy consumption? Will it increase the proportion of energy needs being met by renewable sources?
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? Will it minimise future risk and reduce existing risk of flooding to people and property on the coast? Will it minimise future risk and reduce existing risk of coastal erosion? Will it minimise future risk and reduce existing risk of damage to people and property from storm events?
17	To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance statutory and non-statutory sites designated for their nature conservation interest? Will it help deliver the targets and actions for the habitats and species within the Suffolk Biodiversity Action Plan, particularly those protected under national and international law? Will it help to reverse the national decline in farmland birds? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Will it conserve and enhance heritage assets in both urban and rural areas?
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? Will it improve the landscape and /or townscape?
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness? Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantaged areas? Will it encourage rural diversification?

21	To revitalise town centres	<p>Will it increase the range of employment opportunities, shops and services available in town centres?</p> <p>Will it decrease the number of vacant units in town centres?</p>
22	To encourage efficient patterns of movement in support of economic growth	<p>Will it reduce commuting?</p> <p>Will it improve accessibility to work by public transport, walking and cycling?</p> <p>Will it reduce journey times between key employment areas and key transport interchanges?</p> <p>Will it increase the proportion of freight transported by rail or other sustainable modes?</p> <p>Will it increase the consumption of locally produced food and goods?</p>
23	To encourage and accommodate both indigenous and inward investment	<p>Will it encourage indigenous business?</p> <p>Will it encourage inward investment?</p> <p>Will it make land available for business development?</p>

Appraisal of Options

1.14 A significant number of different site and policy options were appraised throughout the preparation of the Felixstowe Peninsula AAP. Two tables below provide a summary of all the alternative policy and site options and why they were rejected.

Alternative Policy Options and Reason for Rejection

Proposed Submission Policy	Alternative Options Considered	Reason for Rejection
HOUSING (for Site Allocation alternative options rejected see Table following)		
Policy FPP1 – New Housing Delivery 2015 - 2027	No reasonable alternative	
Policy FPP2 – Physical Limits Boundaries	Don't alter boundaries	The use of out-of-date physical limits boundaries would not reflect the locations of recent housing development and may impact on the decision making process when planning future growth. Site allocations should be included within the physical limits boundaries.
	Extend boundaries further	Unsustainable policy with no positive impacts identified. The effect of inappropriate development located in less sustainable locations potentially creates several undesirable effects.
ECONOMY (for Site Allocation alternative options rejected see Table following)		
Policy FPP9: Port of Felixstowe	Allocate every employment site as Strategic Employment Area.	Not considered appropriate because it is important that steps are taken to widen the economic base across the Felixstowe Peninsula. Allocating every site as a Strategic Employment Area would result in greater reliance on the Port of Felixstowe with a potential diminution of economic benefit. It would also neglect the need to provide sites for local employment opportunities which are not of a strategic nature.
Policy FPP10: Land at Bridge Road, Felixstowe		
Policy FPP11: Land at Carr Road/Langer Road, Felixstowe		
Policy FPP12: Land at		

Proposed Submission Policy	Alternative Options Considered	Reason for Rejection
Haven Exchange, Felixstowe	Unrestricted uses on sites No policy	<p>Allowing any uses on employment sites is considered to be inappropriate as it may result in unrestricted uses such as residential or retail uses on strategic employment sites. May also cause conflict with neighbouring uses, especially on sites which are in close proximity to residential units.</p> <p>The no policy approach would be contrary to the Core Strategy which requires the AAP to identify the Strategic and General Employment Areas.</p>
RETAIL		
Policy FPP13: Felixstowe Town Centre	Do nothing	A continuation of the existing policy was considered inappropriate because shopping habits and the function of town centres has changed and the government is encouraging a more flexible approach to retail uses and the town centre. Felixstowe town centre has changed dramatically following the introduction of shared space on Hamilton Road alongside permissions for town centre uses on the periphery of the boundary which are now appropriate for inclusion within the town centre.
	Increase town centre boundary further	Considered inappropriate because it would result in more residential units being included within the town centre as well as potentially moving town centre uses further away from the main shopping area and into areas which primarily provide tourist activities which may have an impact on town centre viability. Market forces may result in displacement of appropriate use classes, more commercial vacancies, and falling house values. Road user conflict may occur and a declining public realm may ensue.
Policy FPP14: Retail frontages	No policy	A continuation of the existing policy which just identifies primary frontage along Hamilton Road. Considered inappropriate because Felixstowe Town Centre has changed since this area was identified in the 2001 Local Plan.
	Extend frontages to cover other parts of the town centre	Considered inappropriate because other areas are unlikely to satisfy the definition of Primary and Secondary frontages as detailed in the NPPF.
Policy FPP15: Primary Shopping Area	Do nothing	Considered inappropriate because not defining the Primary Shopping Area would be contrary to the NPPF.
	Extend Primary Shopping Area to include site for	Considered inappropriate because the proposed supermarket at Railway Approach (DC/14/2611/FUL) has not yet been built.

Proposed Submission Policy	Alternative Options Considered	Reason for Rejection
	supermarket at Railway Approach.	
Policy FPP16: District Centres	Do nothing	Continuation of the existing policy and only the district centres identified in the 2001 Local Plan. Considered inappropriate because recent development such as the Lidl Supermarket at Undercliff Road West/Garrison Lane and the Spar Supermarket on High Road East mean that these areas provide local shopping opportunities and share similar characteristics to those already identified.
	Greater flexibility of uses	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. Introducing employment type uses within district centres may also detract from the role of the employment areas.
TOURISM AND SEAFRONT		
Policy FPP17: Felixstowe Ferry and Golf Course	No policy	Considered inappropriate because by removing all policy guidance for the sea front would result in the Council being unable to guide future development in this area which then leads to uncertainty for stakeholders, landowners and the people who use the sea front area. The potential loss of prosperity and investment in the economy is coupled with potential harm to the natural and historical environment.
Policy FPP18: Felixstowe Ferry Golf Club to Cobbolds Point		
Policy FPP19: Cobbolds Point to Spa Pavilion	One policy for the entire sea front area	Considered inappropriate because the sea front has distinct areas which offer a variety of uses and functions as identified by public consultation responses. A single policy may result in an undermining of the qualities that provide Felixstowe with its attractiveness to tourists and business alike. Continuation of policies from 2001 Local Plan. Considered inappropriate as many of these focus on small areas and do not offer the flexibility required to ensure that Felixstowe becomes a thriving seaside town as outlined in Core Strategy Policy SP21. Therefore an SA has not been undertaken for this option.
Policy FPP20: Spa Pavilion to Martello Park	Do nothing	
Policy FPP21: Martello Park to Landguard		
Policy FPP22: Visitor Management – European Sites	No policy	Without adequate policy, the potential for the occurrence of significant effect on the SPA area may be increased. This is reflected in the identification of several major negative environmental effects. A potential increase in visitor numbers may also negatively

Proposed Submission Policy	Alternative Options Considered	Reason for Rejection
		impact on the tranquillity of the area which is identified as a major negative social effect.
Policy FPP23: Car Parking	Do nothing	Considered inappropriate because car parking is an important issue for Felixstowe as a tourist destination and also within the town centre.
Policy FPP24: Holiday accommodation	Do nothing	Continue with the Local Plan Policy AP195, but this is considered inappropriate because it only encourages holiday accommodation in locations close to the sea front which is not considered to be in accordance with Core Strategy Policy SP8 or the Core Strategy objective to promote all year round tourism
	No policy	Considered inappropriate because tourism uses need to be judged against the impact they may have on issues such as residential amenity, car parking provision and conflict with tourist and no tourist related activities that create associated impacts such as inappropriate car parking locations and impact on residential amenity.
ENVIRONMENT		
Policy FPP25: Historic Parks and Gardens	Do nothing	Continuation of existing policy. Considered inappropriate because the policy protecting the Historic Park and Garden is contained within SPG6 and local authorities should only make policy within Development Plan Documents including Area Action Plans.
	No policy	Considered inappropriate because this may lead to inappropriate development taking place within this area.
Policy FPP26: Special Landscape Areas	No reasonable alternatives	
Policy FPP27: Access to the countryside	Do nothing	Considered inappropriate because this would not address the issues identified in the emerging evidence base or Core Strategy Appropriate Assessment. As a result of cumulative effect it could lead to further deficits in accessible natural green space and green infrastructure for the communities across the Felixstowe Peninsula and increase the visitor pressure on the Deben and Orwell Estuaries and SPAs.
Policy FPP28: Areas to be protected from development	Remove designation from sites not within physical limits boundaries	Considered inappropriate because through additional allocations and development across the Felixstowe Peninsula, it is necessary to identify other areas to be protected from development.
	No policy	Considered inappropriate because many of these areas provide an essential contribution to the townscape but are within physical limits boundaries where the principal of development is

Proposed Submission Policy	Alternative Options Considered	Reason for Rejection
		already in place. As such the removal of this policy may lead to inappropriate development or the loss of spaces, gaps or features which are important for community and aesthetic/conservation reasons.
	Remove area to be protected from development at Falkenham War Memorial	Considered inappropriate because the setting and character of the area is still important to protect even though Falkenham does not have a physical limits boundary and therefore subject to countryside restraint policies.

Summary of all Sites Considered and Reasons for Rejection

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
Bucklesham	3914 (914)	Land north of White House, The Street,	Housing	Site put forward as alternative option within Preferred Options Document. Important that smaller settlements do not experience an inappropriate quantum of development. As at 31.03.2015 this LSC had 8 permissions and resolution to grant. A large portion of the site is affected by surface water flooding risk.
Bucklesham	3098 (998 discounted SHLAA 2014 site)	Land rear of Street Farm, off Levington Lane,	Housing/ mixed use	It remains to be established if proposed access arrangements would be satisfactory.
Felixstowe	3011a	Land north of Candlet Road,	Mixed use	Site put forward as alternative option within Preferred Options Document. DC/15/1128/OUT refused 12th June 2015. The proposal is outside of existing physical limits boundaries; contrary to Core Strategy Policy SP21 - Felixstowe with Walton and the Trimley Villages i.e. development would represent a departure from the adopted policy to deliver 'organic and evolutionary growth'. The development would be isolated from the existing communities, services and facilities found in Felixstowe and Walton; the site is 'remote' due to the edge of the built up area (Candlet Road) needing to be crossed to develop the site; integration between the existing

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
				<p>communities and the new community would be poor and would lead to the creation of a new isolated community; and concerns regarding the capacity of services and facilities such as schools, health facilities, road networks and public transport services.</p> <p>Currently at appeal APP/J3500/W/15/3138710.</p>
Felixstowe	3028	Land at Manor Terrace,	Housing	Site less than 0.25 ha which is the threshold for site allocations as detailed in the Strategic Housing Land Availability Assessment. Proposal contrary to policy SP8- Tourism, retention of tourism activities.
Felixstowe	3336	Land at Anzani House,	Housing/ transport depot	Site within Flood Zone 2 and not considered appropriate for residential uses. Site within the Strategic Employment Area as defined by the AAP, employment generating uses related to the activities of the port appropriate in this location.
Kirton	325a	Land to the rear of 101-137 Bucklesham Road,	Housing	This is a small settlement that already has considerable development in the pipeline/ completed. It is important that smaller settlements do not experience an inappropriate quantum of development. As at 31.03.2015 this local service centre has had permissions and resolutions to grant for 6 units. Subsequently, DC/14/4225/FUL approved for 43 dwellings at 09.07.2015.
Kirton	712	Land to the rear 18 Falkenham Road,	Housing	DC/14/4225/FUL Planning permission approved 09.07.2015
Kirton	770	Little Acre, Church Lane,	Housing	Site put forward as alternative option within Preferred Options Document. This is a small settlement that already has considerable development in the pipeline/ completed. It is important that smaller settlements do not

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
				experience an inappropriate quantum of development. As at 31.03.2015 this local service centre has had permissions and resolutions to grant for 6 units. Subsequently, DC/14/4225/FUL approved for 43 dwellings at 09.07.2015.
Kirton	950	Land adjacent to village hall, Falkenham Road,	Housing	Site put forward as alternative option within Preferred Options Document. This is a small settlement that already has considerable development in the pipeline/ completed. It is important that smaller settlements do not experience an inappropriate quantum of development. As at 31.03.2015 this local service centre has had permissions and resolutions to grant for 6 units. Subsequently, DC/14/4225/FUL approved for 43 dwellings at 09.07.2015.
Kirton	951	Land east of Church Lane,	Housing	This is a small settlement that already has considerable development in the pipeline/ completed. It is important that smaller settlements do not experience an inappropriate quantum of development. As at 31.03.2015 this local service centre has had permissions and resolutions to grant for 6 units. Subsequently, DC/14/4225/FUL approved for 43 dwellings at 09.07.2015.
Kirton	3004	Land at Bucklesham Road,	Housing	Site put forward as alternative option within Preferred Options Document. This is a small settlement that already has considerable development in the pipeline/ completed. It is important that smaller settlements do not experience an inappropriate quantum of development. As at 31.03.2015 this local service centre has had permissions and resolutions to grant for 6 units. Subsequently, DC/14/4225/FUL approved for 43 dwellings at 09.07.2015.
Trimley St Martin	3022a (383a)	Land adjacent to 400 High Road,	Housing	Site put forward as alternative option within Preferred Options

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
				Document. It remains to be established if proposed access arrangements would be satisfactory. Highways advice that site should not access directly onto High Road. However, alternative route via Mill Close also problematic.
Trimley St Martin	383b	Land adjacent to Reeve Lodge, 1 High Road,	Housing	Site put forward as alternative option within Preferred Options Document. Highways advice: No additional access to be taken off roundabout.
Trimley St Martin	936	Land to the north of Heathfields,	Housing	Site put forward as alternative option within Preferred Options Document. Poorly related to existing settlement boundaries
Trimley St Martin	3022b (383)	Land west High Road,	Housing	Site put forward as alternative option within Preferred Options Document. Poorly related to existing settlement boundaries. Allocation of this site would constitute development in the countryside.
Trimley St Martin	Emp001	Land at Innocence Farm,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St Mary	607	Land at 182 High Road,	Housing	Site put forward as alternative option within Preferred Options Document. Highways advice: Due to requirement to access High Road directly, the site is only suitable for minor development. Due to the quantum of development identified through the allocated sites, no additional requirement is identified.
Trimley St Mary	3022c (383c)	Land adjacent to 33 Thurmans Lane,	Housing	Site put forward as alternative option within Preferred Options Document. SSP39 -Area to be Protected from Development.
Trimley St Mary	3022d (383d)	Land to the north of Thurmans Lane and west of the A14,	Housing	Site put forward as alternative option within Preferred Options Document. SSP39 -Area to be Protected from Development.
Trimley St Mary	3002	Land at Searsons Farm, Cordy's Lane,	Housing	Site put forward as alternative option within Preferred Options Document. Poorly related to existing settlement boundaries. Existing

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
				employment site.
Trimley St Mary	3003	Great Street Farm,	Housing	Site put forward as alternative option within Preferred Options Document. Highways advice: Access from High Road adjacent to farm buildings not adopted.
Trimley St Mary	3031	Barns, Thurman's Lane,	Housing	Site less than 0.25 ha which is the threshold for site allocations as detailed in the Strategic Housing Land Availability Assessment.
Trimley St Mary	451e	Land adjacent to 33-37 Thurman's Lane,	Housing	Site put forward as alternative option within Preferred Options Document. SSP39 -Area to be Protected from Development.
Trimley St Mary	Emp 002	Emp002 Land at Christmasyards Wood,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Stratton Hall and Levington	910 (Levington) 846 and 910	Land north and west of Walk Farm,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St Mary	649	Land at Station Nursery, Cordys Lane,	Employment	Site already used for employment. Previous horticultural use. Various applications to diversify.
Trimley St Mary	726c	Land west of Blowfield Road and north of Oysterbed Road,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St Martin	920 (includes 928a)	Land surrounding Ham's Farmhouse, east of Kirton Road,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St Martin	726	Land between the A14, Croft Lane, Innocence Lane and Walkbarn Lane,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St	726a and	Land opposite	Employment	Potential strategic site. Core Strategy

Settlement	Site ref	Site location	Suggested use	Reason why the site option has been rejected
Martin	726b	Morston Hall, Morston Hall Lane,		review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.
Trimley St Martin	726b	Land at Morston Hall Road and adjacent to the A14,	Employment	Potential strategic site. Core Strategy review. This site is of a strategic nature and contrary to the current Core Strategy employment policies. It is more appropriately considered as part of the Local Plan Review.

Significant Effects of the Plan

1.15 The following table shows the final appraisals of all the sites and area specific policies allocated in the Felixstowe Peninsula AAP together with their respective policy requirements against each Sustainability Objective. The table also shows the cumulative effect of all the site allocations and policies on each Sustainability Objective. The numbering of objectives is detailed above.

Key:

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Sustainability Appraisal Objectives																							
Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
FPP 1	+	+	0	+	+	+	+	+	0	-	-	0	-	-	-	+	-	-/0	+	+	0	+	0
FPP 2	0	0	0	0	+	0	+	+	0	0	+	0	-	+	-	+	+	+	+	0	+	+	0
FPP 3	+	+	0	+	+	+	+	+	0/+	-	+	0	-	+	-	-/+	0	0	+	+	0/+	+	0/+
FPP 4	+	+	0	+	+	+	+	+	0/+	-	0	0	-	+	-	+	-	0/+	+/	+	0	+	+
FPP 5	+	+	0	+	0	+	+	+	0/+	-	--	0	-	+	-	+	0/-	0/-	+/	-	0	0	0
FPP 6	0	+	0	0	0	+	+	+	0/+	-	--	0	-	+	-	+	0/-	0/+	+	+	0	0	0
FPP 7	+	+	0	0	0	+	+	-/+	0	-	--	0	-	+	-	0	0/+	0/+	0/+	0	0	0	0
FPP 8	+	+	0	0	0	0	+	-	0/+	-	--	0	-	+	-	0	0/-	0/+	0	0	0	0	0
FPP 9	0	+	0	+	0	+	0	0	+	-	-	0	0	-/+	0	0	-/+	0	0	+	+	+	++
FPP 10	0	+	0	+	0	+	0	0	+	-	0	0	+	+	0	0	0	0	0/+	+	+	+	++
FPP 11	0	+	0	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	+	+	+	++

Sustainability Appraisal Objectives																							
Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
FPP 12	0	+	0	+	0	+	0	0	+	-	0	0	0	+	0	0	0	0/+	0	+	+	+	++
FPP 13	+	0	0	+	+	+	0	+	0	-	0	0	0	+	0	0	0	0/+	+	+	+	+	+
FPP 14	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	+	+	+
FPP 15	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	+	0	+
FPP 16	+	0	0	+	+	0	0	+	0	-	0	0	0	+/-	0	0	0	0/+	0/+	+	+	0	+
FPP 17	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	0	+	0	0	0	0
FPP 18	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
FPP 19	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	+
FPP 20	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	+
FPP 21	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+
FPP 22	+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	+	+	+	0	0	0	0
FPP 23	0	0	0	0	+	0	0	+	0	+	0	0	0	+	+	0	0	0	+	0	+	+/-	++
FPP 24	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0/-	0
FPP 25	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
FPP 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0
FPP 27	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0
FPP 28	0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0/+	0	+	+	0	0	0	0
Cumulative Impact	+	+	0	+	+	+	+	+	+	-	-	0	-	+	-	+	0	+	+	+	+	+	+

1.16 As can be seen from the above table, the cumulative effect of the Felixstowe Peninsula AAP will create a positive effect on most Sustainability Objectives. The exceptions to this are the cumulative effects on the environmental objectives of 10 (to maintain and where possible improve air quality), 11 (to conserve soil resources and quality), 13 (to reduce waste), and 15 (to reduce emissions of greenhouse gasses from energy consumption) which all show negative effects. This is to be expected given the focus of the plan on delivering new development. Analysis of the cumulative impacts on each objective identifies the overall significant effects of the plan. The following table highlights these significant effects:

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
Improving health of population	Positive	Uncertain	Encourage healthy lifestyles and use of new open space provision

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
Improving education and skills levels	Positive	Possible	Work with SCC on the delivery of adequate school places.
A reduction in crime and antisocial behaviour	Neutral	Possible	None identified.
Reduced poverty and social exclusion	Positive	Possible	Ensure that new housing developments include a proportion of affordable housing
Improved access to services	Positive	Certain	
Increasing employment opportunities	Positive	High probability	Promotion of Districts economy to encourage inward investment
Increasing housing stock and housing choice	Positive	Certain	None identified.
Improving the quality of where people live and their satisfaction with their local environment	Positive	High probability	Promote and encourage use of new facilities. Policies require new development to be designed to high standard.
Improved water quality	Positive	High probability	This has been addressed through the plan by requiring improvements to surface water network capacity where issues have been identified.
Impact on the air quality	Negative	Certain	None identified
Loss of greenfield land	Negative	Certain	This has been mitigated through the plan by prioritising development on brownfield sites where possible.
Efficient use of water and mineral resources	Neutral		None identified
A reduction in waste	Negative	Highly possible	Ensure recycling is promoted as part of new development
Reduced impact from traffic on the environment	Positive	Highly possible	Encourage use of sustainable transport and the development of travel plans.
Increase in emissions and energy consumption	Negative	Uncertain	Ensure new developments are built to the highest environmental standards.
Reduced impact from flooding	Positive	Highly possible	This has been mitigated through the plan by directing development away from areas at risk of flooding.
Enhanced biodiversity	Positive	Highly possible	Protect existing trees,

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
and geodiversity			hedgerows and other positive natural features wherever possible.
Enhanced historic assets	Neutral	High probability	Ensure, through the Development Management process, that the historic environment is protected as part of any application.
Conservation of important landscapes, townscapes	Positive	High probability	Ensure new development fits sensitively into the landscape.
Economic growth and increased prosperity	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Revitalised town centres	Positive	Certain	None identified
Increase in indigenous and inward investment	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Efficient patterns of movement	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Indigenous and inward investment is encouraged and accommodated	Positive	Highly possible	Promotion of Districts economy to encourage inward investment

1.17 The realisation of these effects will be monitored in the Council's Annual Monitoring Report to ensure the Felixstowe Peninsula AAP is having the effect that is predicted in this Sustainability Appraisal Report.

Conclusion

1.18 Overall the Felixstowe Peninsula AAP will have a positive effect on sustainability objectives and will help deliver sustainable development across the District consistent with the Core Strategy.

2. Introduction

Purpose of Sustainability Appraisal

- 2.1 The main purpose of Sustainability Appraisal is to assess to what extent policies and proposals contribute towards meeting social, economic and environmental objectives and sustainable development. The National Planning Policy Framework details the Government's approach to sustainable development and it is the role of the SA to consider the potential impacts a plan or policy is likely to have upon social, economic and environmental objectives.
- 2.2 Sustainability Appraisal is an ongoing process that is carried out as an integral part of developing the Local Plan. It is about asking at regular intervals during plan preparation "how sustainable is this plan?". A range of sustainability objectives were established as part of the 'scoping' stage and all reasonable options and alternatives have been assessed against these objectives to compare their environmental, economic and social effects.
- 2.3 Prior to this report the Council produced a Sustainability Appraisal Scoping Report in support of the Issues and Options Site Allocations and Area Specific DPD and Felixstowe Peninsula Area Action Plan. This Scoping Report was subject to consultation in November 2014. Following the Scoping stage an Interim Sustainability Appraisal report was prepared, setting out the appraisals carried out on the sites and policies (including alternative options) contained within the preferred options draft of the Site Allocations document and Felixstowe Peninsula Area Action Plan. The Interim Sustainability Appraisal reports were published for consultation 19th October 2015 to 30th November 2015. Both previous SA reports are available from the Council's website at:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/local-plan/site-allocations-and-area-specific-policies/sustainability-appraisal/>

Felixstowe Peninsula Area Action Plan

- 2.4 The Core Strategy and Development Management Policies document (adopted July 2013) provides the strategic level vision and objectives to guide future growth and development across Suffolk Coastal up to 2027. The Felixstowe Peninsula Area Action Plan provides the land required to meet the level of growth identified for the communities across the Felixstowe Peninsula in the Core Strategy.
- 2.5 Policies with the Felixstowe Peninsula AAP include sites for new housing development; employment, retail and tourism designations; and the environment. The AAP includes a vision and 14 Objectives.
- 2.6 The area covered by AAP includes the Major Centre of Felixstowe, the Port of Felixstowe and the settlements of Trimley St Mary, Trimley St Martin, Bucklesham and Kirton.
- 2.7 The Felixstowe Peninsula AAP is being produced in parallel with the Site Allocations DPD for which a separate SA report has been produced.

- 2.8 This report builds on the Sustainability Appraisal already carried out for the Core Strategy, see: <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/local-plan/core-strategy/>.
- 2.9 Once adopted the Site Allocations DPD and Felixstowe Peninsula AAP will form part of the Suffolk Coastal District Council Development Plan along with the Core Strategy and Development Management Policies document. The Development Plan is the starting point for the determination of planning applications.

Strategic Environmental Assessment

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

Table 1 SEA requirements

SEA requirement	Where this has been met in SA report
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes;	Section 2, Section 4 and Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 4 and Scoping Report
The environmental characteristics of areas likely to be significantly affected;	Section 4 and Scoping Report
Any existing environmental problems which are likely to be relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 4 and Scoping Report
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Section 4 and Scoping Report

The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Section 4 and Appendix 3
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Appendix 3
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;	Sections 3 and 4
A description of measures envisaged concerning monitoring;	Section 4
A non-technical summary of the information provided under the above headings;	Section 1
The report shall include the information that may reasonably be required taking into account current knowledge and method of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment.	Throughout report
Monitoring of the significant environmental effects of the plan's or programme's implementation.	Section 4 , continued through annual Authority Monitoring Reports

2.13 The SEA Directive also sets out requirements for consultation. These requirements have been met. Details of the responses to consultation on the Interim Sustainability Appraisal Report (published as part of the Preferred Options Consultation) are set out in Appendix 1 of this report. Comments received on the Scoping Report were published as part of the final Scoping Report (January 2015).

Habitats Regulation Assessment

2.14 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires a Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

2.15 A HRA report has been produced in support of the Felixstowe Peninsula AAP and is available to view on the Council's website at-
[http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/.](http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/)

3. Methodology

- 3.1 Throughout the process of developing the Area Action Plan all suitable sites and reasonable policy options have been subject to Sustainability Appraisal. The outcomes of these appraisals have been used as a key element of the decision making process when refining options.
- 3.2 Table 2 below provides a summary of the process that has been undertaken by the Council in carrying out Sustainability Appraisal, each stage is explained in more detail below and the outputs set out in section 4 for this report.

Table 2: Sustainability Appraisal Stages

Stage A: Setting the context and establishing the baseline
<ol style="list-style-type: none"> 1. Identifying other relevant plans, programmes and environmental protection objectives 2. Collecting baseline information 3. Identifying environmental problems 4. Developing SA objectives and testing their compatibility 5. Consulting on the scope of the SA
Stage B: Developing and refining alternatives and assessing effects
<ol style="list-style-type: none"> 1. Testing the plan objectives against the SA objectives 2. Appraising strategic alternatives 3. Predicting the effects of the plan, including alternatives 4. Evaluating the effects of the plan, including alternatives 5. Mitigating adverse effects 6. Proposing measures to monitor the environmental effects of implementing the plan
Stage C: Preparing the Sustainability Appraisal Report
<ol style="list-style-type: none"> 1. Preparing the Sustainability Appraisal Report
Stage D: Consulting and decision making
<ol style="list-style-type: none"> 2. Consulting on the draft plan and Sustainability Appraisal Report 3. Appraising significant changes 4. Appraising significant changes resulting from representations at the DPD Examination 5. Decision making and provision of information
Stage E: Monitoring implementation of the plan
<ol style="list-style-type: none"> 1. Finalising aims and methods for monitoring 2. Responding to adverse effects

Stage A: Setting the context and establishing the baseline, the SA Scoping Report

- 3.3 Within Stage A there are five steps to producing a Scoping Report, each of these stages is explained below:
- Stage A (1) – Identifying other relevant plans, programmes and environmental protection objectives. The Policies within the Site Allocations and Area Specific Policies DPD and the Felixstowe Peninsula AAP are influenced by other relevant international, national and regional legislation policies. The Scoping Report lists relevant legislation and policies and

their key objectives and details the way in which the DPDs will take these objectives into account during its preparation.

- Stage A (2) – Collecting baseline information. As part of the Scoping Report a range of social, economic and environmental data was obtained. This data was used as the baseline to provide the basis for identifying issues and determining objectives within the SA and the Site Allocations and Area Specific Policies DPD and Felixstowe Peninsula AAP.
- Stage A (3) – Identifying environmental problems. The baseline information provides the evidence base from which existing and emerging sustainability issues were identified. Environmental issues are very important within Suffolk Coastal and where significant environmental problems are identified, further work may be required (such as Habitats Regulations Assessment) alongside the SA.
- Stage A (4) – Developing the SA objectives and testing their compatibility. The sustainability issues facing the area have formed the basis for developing the sustainability objectives which were then used to appraise the policy options within the Site Allocations and Area Specific Policies DPD and the Felixstowe Peninsula AAP. The SA objectives provide the opportunity to compare the potential effects of reasonable options considered which is a key part of any SA process.

3.4 In November 2014 the Council published the joint Sustainability Appraisal Scoping Report for the Site Allocations and Area Specific Development Plan Document and the Felixstowe Peninsula Area Action Plan. The Scoping report was subject to consultation with the following bodies between 7th November and 12 December 2014:

- Environment Agency
- Natural England
- Historic England
- Suffolk Wildlife Trust
- Adjoining Local Authorities (under Duty-to-cooperate)
- Parish and Town Councils
- National Trust
- Forestry Commission
- National Trust

3.5 In addition to the above bodies, a number of the individuals also requested information regarding the Scoping Report consultation.

3.6 Following the consultation the Scoping Report was amended in response to representations received and re-published in January 2015. The revised Scoping Report included a summary of the consultation responses received. A summary of the representations and subsequent changes was included in the final Scoping Report in Appendix D.

Stage B: Developing and refining alternatives and assessing effects

3.7 Within Stage B there are six steps, each of these stages is explained below:

- Stage B (1) - Testing the plan objectives against the SA objectives. It is necessary to ensure that the Site Allocations and Area Specific Policies DPD and Felixstowe Peninsula AAP are compatible with the SA objectives identified through the Scoping Report. .
- Stage B (2) - Appraising strategic alternatives. Government Guidance on the preparation of SA requires that alternatives and options should be examined in plan making. Developing policy options for a plan is an iterative process involving consultation and engagement with members of the public and key statutory stakeholders. The SEA Directive requires an explicit consideration of the business-as-usual scenario, where the 'Environmental Report' should include *"the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"* SEA Directive (Annex I (b)) . Table 7 set out a high level appraisal of the proactive 'plan' approach (delivered through the Area Action Plan) versus the 'do –nothing' reactive approach.
- Stage B (3) - Predicting the effects of the plan, including alternatives. The SEA Directive requires assessment of likely significant effects of implementing the plan, and any reasonable alternatives. The predicted effects of each site allocation and policy are set out in the individual SA proformas set out in appendices 3, 4, 5 and 6 and summarised in section 4.
- Stage B (4) - Evaluating the effects of the plan, including alternatives
- Stage B (5) - Mitigating adverse effects
- Stage B (6) - Proposing measures to monitor the environmental effects of implementing the plan

3.8 The initial output from Stage B was the interim Sustainability Appraisal report which was subject to a six week public consultation alongside the Felixstowe Peninsula AAP preferred options draft October to November 2015. A summary of the representations received and the Council's response is set out in Appendix 1 of this report. The Interim Report forms the basis for this final SA report.

Stage C: Preparing the Sustainability Appraisal Report

3.9 This report sets out the process undertaken carrying out the Sustainability Appraisal of the document. The report also includes the findings of that appraisal process.

Stage D: Consulting and decision making

3.10 As outlined above, consultation has been an integral part of the SA process with two previous stages of consultation already undertaken (on the Scoping Report and Interim SA Report). Suffolk Coastal District Council is now inviting representation on this SA report in parallel with the publication of the Proposed Submission stage of the Felixstowe Peninsula AAP. The consultation runs from 18th April for 6 weeks.

Stage E: Monitoring implementation of the plan

3.11 Section 4 of this report sets out recommendations for monitoring the social, environmental and economic effects of implementing the Felixstowe Peninsula AAP. These monitoring

proposals should be considered in the context of the wider monitoring framework set out in the Authority Monitoring Report see:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/local-plan/evidence/monitoring-reports/>

The Authority Monitoring Report will be the mechanism for monitoring progress against the indicators identified in this report.

4. The Appraisal Results

Setting the context and establishing the baseline

1. Review of plans programmes and objectives

- 4.1 The Scoping Report identified and reviewed a large number of other plans, programmes, strategies and objectives that influenced the context of the Felixstowe Peninsula AAP. International, national, regional, county, and local level strategies, plans and programmes were all considered. The documents reviewed are listed below in table 3.
- 4.2 Since the Scoping Report was prepared, there have been a number of new documents published relevant to the preparation of Felixstowe Peninsula AAP. It is not considered that any of the new documents or policy updates significantly change the principles of sustainable development used to develop the SA objectives.

Table 3: List of Documents Scoped

Document title and reference points
INTERNATIONAL CONTEXT
The Johannesburg Declaration on Sustainable Development – Commitments arising from summit. Sept 2002
Doha Amendment to the Kyoto Protocol, 2012
Rio +20 The Future We Want
The UN Millennium Declaration and Millennium Development Goals – Sept 2000
Kyoto Protocol and the UN Framework Convention on Climate Change – May 1992
Bern Convention on the Conservation of European Wildlife and Natural Habitats – 1979
Ramsar convention on Wetlands of international importance especially as waterfowl habitat – 1971 (RSS)
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
UN Convention on Biological Diversity (1992)
European Spatial Development Perspective (May 1999)
Europe 2020 Strategy
Renewed EU Sustainable Development Strategy 2006
Review of the EU Sustainable Development Strategy 2009
European Directives:
Air Quality Framework Directive – 96/62/EC (RSS)
The first Daughter Directive – 1999/30/EC (RSS)
The second Daughter Directive – 2000/69/EC (RSS)
The third Daughter Directive relating to Ozone – 2002/69/EC (RSS)
Directive to promote electricity from renewable energy – 2001/77/EC
Directive on the use of electricity from renewable sources – 2009/28/EC
Directive for the encouragement of bio-fuels for transport – 2003/30/EC
Water Framework Directive – 2000/60/EC (RSS)
Urban Waste Water Treatment Directive – 91/271/EEC
Water pollution caused by Nitrates from agricultural sources: Nitrates Directive – 91/676/EEC
Bathing Water Quality Directive – 76/160/EEC
Drinking Water Directive – 98/83/EC

Directive on the Assessment and Management of Flood Risks (2007/60/EC)
Directive 79/409/EEC on the Conservation of Wild Birds
EU Birds Directive 2009/147/EC
SEA Directive 2001/42/EC
Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora
European Biodiversity Strategy to 2020, 2010
European Landscape Convention, 2000
Framework Waste directive 75/442/EEC, as amended
Directive 99/31/EC on the landfill of waste
Packaging and packaging waste directive – 94/62/EC of 20 Dec 1994
Waste Framework Directive 2008/98/EC
Urban Waste Water Treatment Directive 91/271/EEC (as amended by 98/15/EC)
Waste Incineration Directive 2000/76/EC; amended by regulation 1137/2008. Replaced by Directive 2010/75/EU on industrial emissions
End of Life Vehicles Directive- 2000/53/EC implemented April 2002
Waste Electrical & Electronic Equipment Directive 02/96/EC
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)
A New Partnership for Cohesion – Third Report on Economic and Social Cohesion (Feb 04) and Draft New Regulations for Renewed Structural Funds (July 2004)
Aarhus Convention (1998)
EU Sixth Environmental Action Plan (2002)
EU Seventh Environmental Action Plan to 2020
Second Europe Climate Change Programme (ECCP II) 2005
European transport policy for 2010: a time to decide
NATIONAL, REGIONAL AND LOCAL CONTEXT
PPS10 – Planning for Sustainable Waste Management (July 2005)
National Planning Policy Framework 2012
National Planning Practice Guidance
Heritage in Local Plans: How to create a sound plan under the NPPF (2012)
Community Infrastructure Levy Guidance, DCLG 2014
Housing Act, 2004
Sustainable Energy Act, 2003
Sustainable Energy Act, 2006
Energy Act, 2013
Road Safety Act, DfT 2006
Adapting to Climate Change: Ensuring Progress in Key Sectors, DEFRA 2013
Aviation Policy Framework 2013
UK Marine Policy Statement, 2013
Natural England Standing Advice for Protected Species
The Geological Conservation Review
Water for People and the Environment: Water Resources Strategy Regional Action Plan Anglian Region, 2009
Planning Act, 2008
Climate Change Risk Assessment, 2012
Climate Change Act, 2008
Climate Change and Sustainable Energy Act, 2006
Localism Act 2011
Flood and Water Management Act 2010

Code for sustainable homes 'A Step Change in Sustainable Home Building Practice', 2006
Europe 2020: UK National Reform Programme 2013, April 2013
UK Renewable Energy Roadmap, 2011
UK Renewable Energy Roadmap update, 2012
UK Renewable Energy Roadmap update, 2013
Sustainable Energy Report, 2010
Countryside Rights of Way Act, 2000
The Natural Environment and Rural Communities Act, 2006
The Guidance for Local Authorities on Implementing the Biodiversity Duty (2007)
Code for Sustainable Homes 'A Step Change in Sustainable Home Building Practice'
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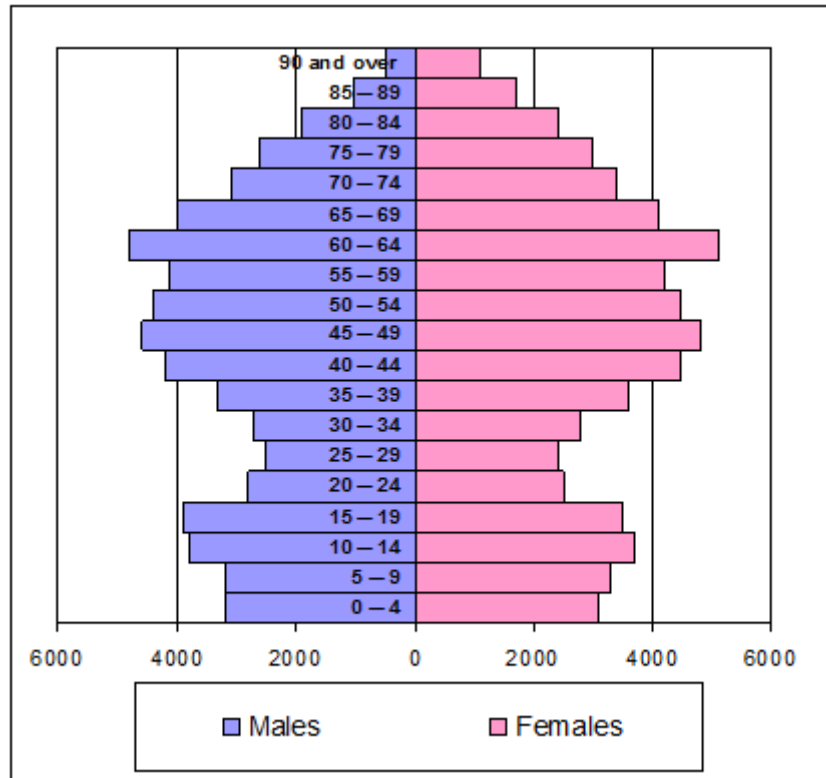
Baseline data

- 4.3 Baseline information provides the context for assessing the sustainability of sites in the Site Allocations document and provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes.

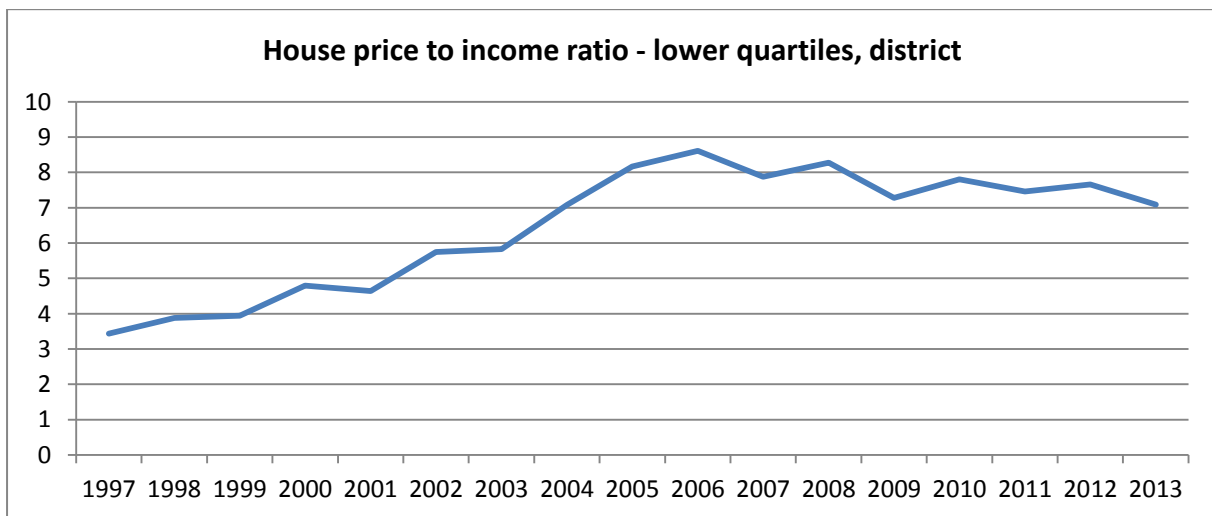
- 4.4 The baseline data was originally collated for the 2015 SA Scoping Report and presented again below, with updates, where the available. The baseline data falls into the three broad categories of social, economic and environmental issues.

Social

- 4.5 The district currently has a total population of 124,800 (2014 mid year estimates from ONS), which is a slight rise from the total population of 124,300 recorded in the 2011 Census. The 2011 Census figure was a 7.9% increase from the 2001 Census figure demonstrating that district's total population is steadily growing over the long term. The majority of the district population (approximately 60%) live in the larger urban areas, particularly on the eastern edges of Ipswich, the Felixstowe Peninsula and in the market towns of Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. If current population trends continue, the population is expected to rise to just under 137,000 by 2021 (based on 2011 ONS interim forecasts).
- 4.6 The 2011 Census shows that 93.85% of residents within Suffolk Coastal are defined as "White British". The next most significant ethnic groups are "White-Other" which accounts for 2.16%, "Asian or British Asian" 1.63% and "Mixed" 1.22%.
- 4.7 Figures from the 2011 Census show that across the district the population is continuing to age with over 52% of people aged 45 years or older and 23% of all people over the age of 65. The data from the 2001 and 2011 Census show an increase in the age of the population which is expected to continue. Young people, under the age of 16 accounts for 22% of the district total, however the biggest disparity from national figures is in the 20 to 39 age groups which make up far lower proportions of the population than the average age, when compared to the national picture.



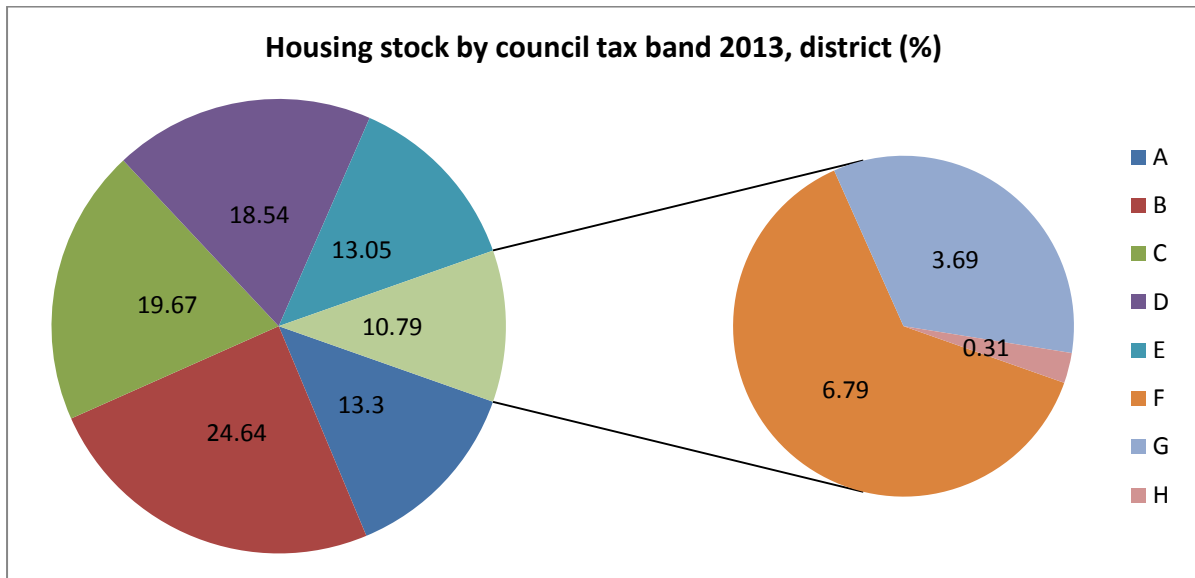
Suffolk Coastal 2011 Age Structure – Source ONS Census 2011



4.8 The above table¹ shows how the affordability of housing has changed in relation to incomes in the district. It shows that housing became more expensive between 1997 and 2006, but since 2006, the ratio has actually shown some reversal, albeit remaining seven times above average incomes, for lower quartiles (i.e. the lowest 25% of incomes and the cheapest 25% of housing).

¹ Suffolk Observatory

4.9 The graphic underneath² displays the breakdown of housing stock in the district, by council tax band in 2013. The largest three categories are B, C and D, making up over 60% of the housing stock, with A and E both at just over 13% each, with the remaining 10% made up of bands F, G and H.



4.10 The proportion of the population experiencing multiple deprivation for the district was just over 11% in both 2007 and 2010, which is lower than Suffolk overall (15%-16%). The most deprived wards in the district as measured against the index of multiple deprivation 2010 are shown below³. It also shows their positions in relation to Suffolk as a whole in brackets.

1. Felixstowe South (19)
2. Felixstowe West (21)
3. Hacheston (34)
4. Peasenhall (35)
5. Leiston (36)
6. Felixstowe North (37)
7. Saxmundham (41)
8. Walberswick and Wenhaston (52)
9. Kyson (53)
10. Orford and Tunstall (57)

4.11 The rate of teenage conceptions (girls aged 15-17) has shown a steady decline over the years from 2007 to 2012, from 20.2% to 15.4%. This is much lower than rates for the Suffolk, which also declined, from 30.3% to 25.7%. In the East of England the rate fell from 31.9% to 26.3% and in England from 40.2% to 30.9%.

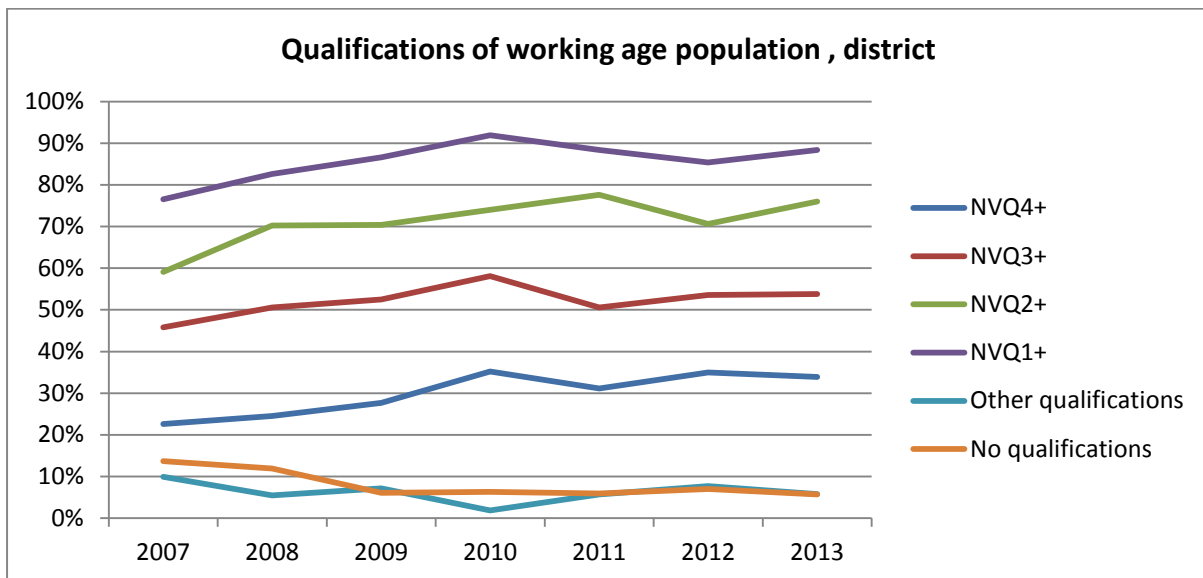
4.12 Life expectancy for the district between the years 2008 to 2012 was 83.9 and 80.6 years for females and males respectively, which is very similar to rates for the county as a whole. The

² Suffolk Observatory

³ Suffolk Observatory

proportion of children aged 10-11 recorded as obese between the years 2010 and 2013 was between 15% and 16%, which is just below rates for the county. The equivalent adult figure for 2006-2008 was 22.3% for the district, which is 2% below the average for the county. The proportion of the district population completing three 30 minute periods of exercise per week was 22%-23% between 2007 and 2012, rising to 27% between 2011 and 2013, which was marginally higher than the proportion for the county as a whole.

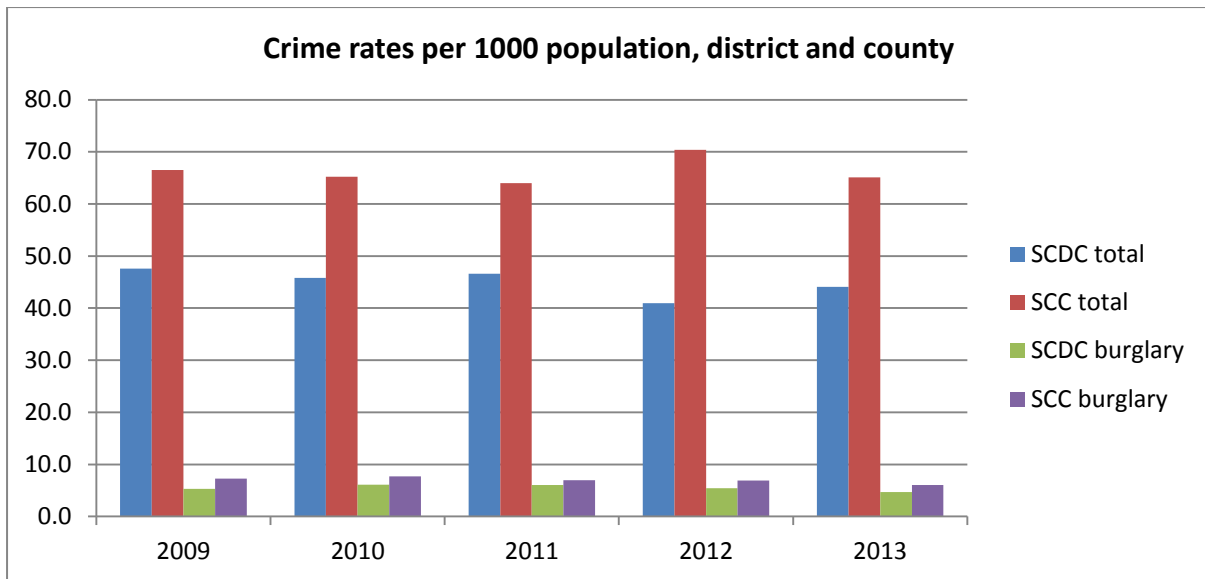
- 4.13 The proportion of pupils achieving five or more qualifications at grades A* to C at key stage 4 was 48.8% in 2008/9 and rose to 54.8% in 2012/13, with a generally upward trend in the interim years.
- 4.14 The table⁴ below shows qualifications of the working-age population. It shows that between 2007 and 2013 the level of educational attainment in the district rose by around 10% generally and the proportion of those with no or other qualifications fell by between 5% and 10%.



- 4.15 The rate of crime in Suffolk Coastal remained largely static between 2009 and 2013, at around 45 instances per 1000 population, based on ONS population projections. The rate of crime in the district was lower than the county average, which was between 64 and 71 for the same period. The table below also shows the rates of burglary for the district and the county⁵.

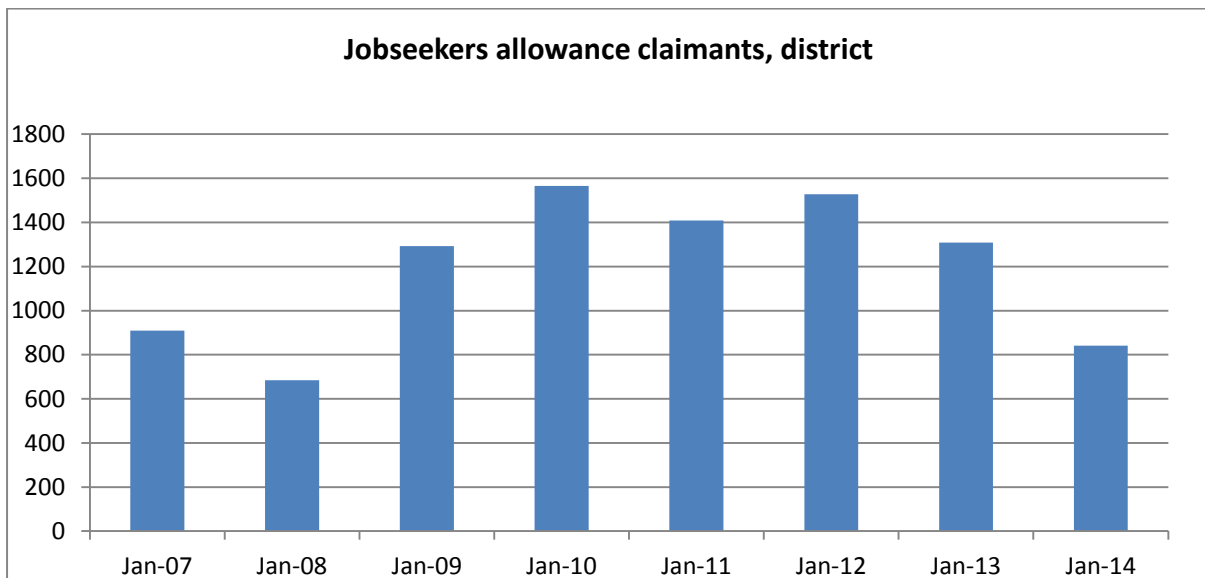
⁴ Suffolk Observatory

⁵ Suffolk Observatory

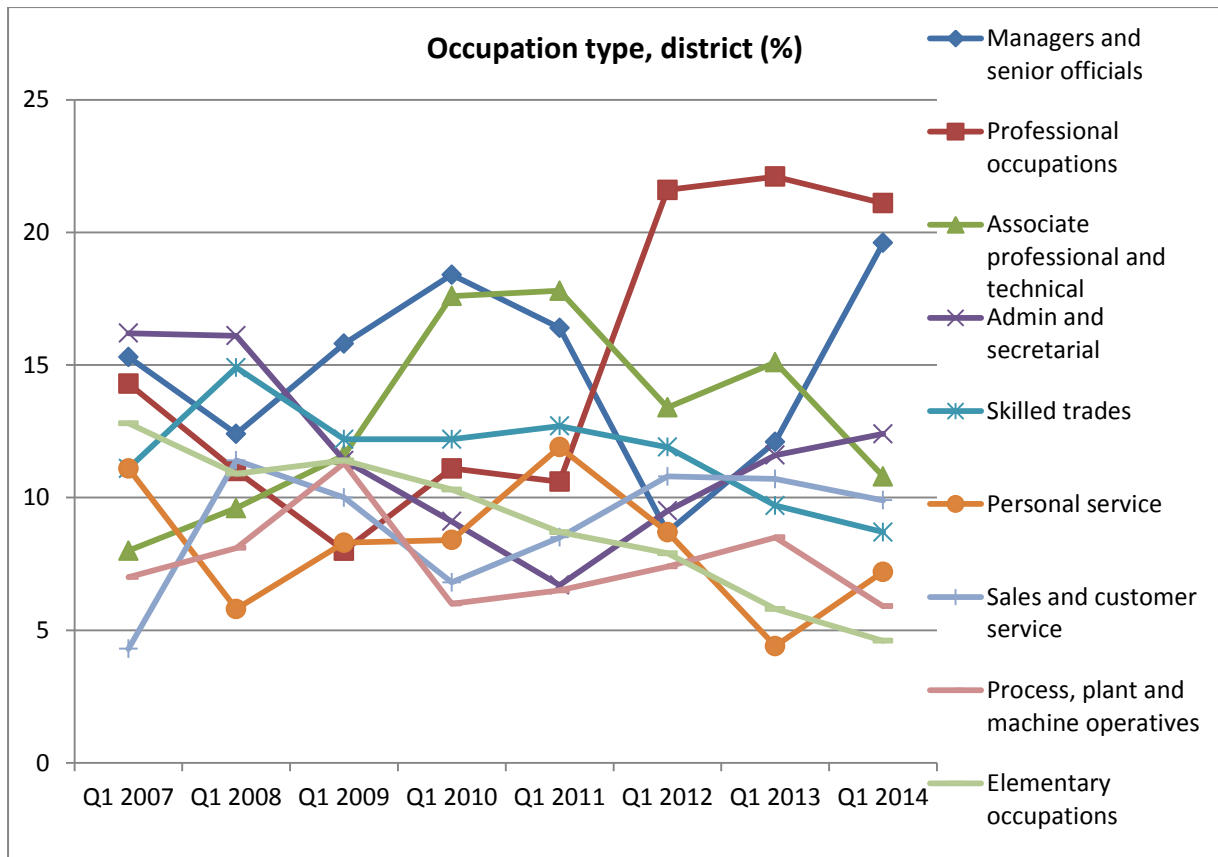


Economic

4.16 The financial crisis of 2008 and the recession that followed, had a widespread impact; one which has also been felt in Suffolk Coastal. The table below⁶ shows that the number of jobseekers allowance claimants rose sharply, almost doubling from January 2008 to January 2009, peaking in January 2010. It began to reduce steadily after January 2012. The number in January 2014 was still 22% higher than it was in January 2008.



⁶ Suffolk Observatory

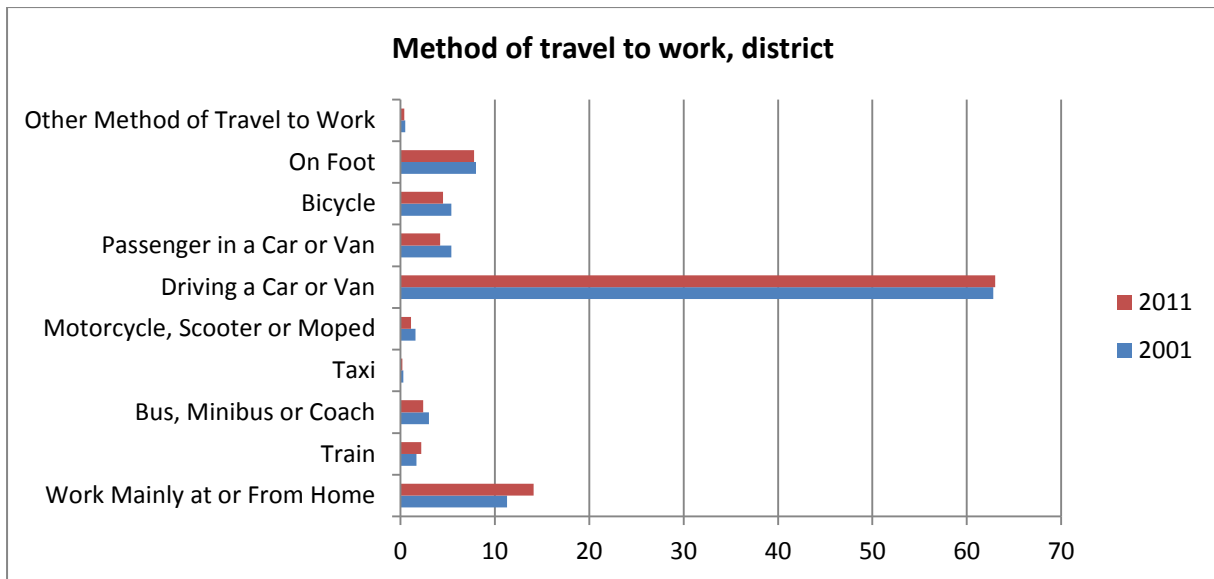


4.17 The preceding figure⁷ shows a breakdown of occupation types in the district, from 2007 to 2014. Since 2011, managers and senior officials and professional occupations have risen significantly, proportionately. There has also been a falling trend of skilled trades and process, plant and machine operatives. The other occupation types do not appear to exhibit any clear trends.

4.18 Proportionate travel to work patterns by type for the district in 2001 and 2011 are displayed below⁸. By far the most common type was driving a car or van. The figures show that the proportion of those who walk, cycle or take the bus to work has fallen, whereas the number of people working from home or commuting by train has increased.

⁷ Suffolk Observatory

⁸ Suffolk Observatory



- 4.19 The Council monitors retail units in town centres and the employment land available across the district.
- 4.20 Each year the Council publishes an Employment Land Availability Report which details the amount of land committed for employment/industrial purposes across the district. The most recent report was published in April 2015.
- 4.21 The Employment Land Availability Report shows that there is 79.94ha of land committed for employment/industrial purposes across the district. Land is considered available if it has a planning permission for industrial and business use and construction has not been completed, or if the land is allocated for industrial and business use in the Suffolk Coastal Local Plan and does not have planning permission.
- 4.22 Retail opportunities across the district are focused primarily on Felixstowe and the other market towns. Each year, the Council monitors the number of retail units and the range of uses on offer. The table below details the position in 2014 with regards to the range of uses in each town.

Town	Units (Including Vacant) By Use Class				
	A1	A2	A3	A4	A5
Felixstowe	127	30	20	0	3
Aldeburgh	49	10	9	3.5	3.5
Framlingham	47	15	8.5	1.5	3
Leiston	45.5	11	5	2	8.5
Saxmundham	47.5	13	3.5	1.5	4.5

Woodbridge	120.5	31	17	4	3.5
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Environmental

- 4.23 The carbon dioxide emissions per capita have fallen for the district, from 7.4 tonnes in 2007 to 6.6 tonnes in 2012. For the county, emission per capita also fell from 8.1 to 6.9 tonnes. The proportion of household waste sent for reuse, composting or recycling has risen from 48.5% in 2009/10 to 57.0% in 2012/13. Overall in Suffolk, the proportion rose from 48.4% to 53.2% for the same years.⁹

- 4.24 Suffolk Coastal has a rich historic environment which needs to be protected and enhanced in order to maintain a wide variety of important assets. The historic environment and assets such as listed buildings and protected landscapes are what makes the district special and an attractive place to live and work.

- 4.25 The English Heritage annual counts data, published in 2014 shows that there are 2,242 listed buildings, 116 scheduled monuments, 6 registered parks and gardens and 34 conservation areas in the district which all significantly contribute towards the unique character of the district.

- 4.26 English Heritage also keeps an annual Risk Register which provides an integrated list of all historic sites that are in need of help to secure their future. The Register includes details on what is being done to reduce risks to the sites as well as information specific to the area covered by the individual Registers. Within Suffolk Coastal, there are currently six scheduled monuments, fifteen buildings, one conservation area and one registered park and garden on the national Risk Register.

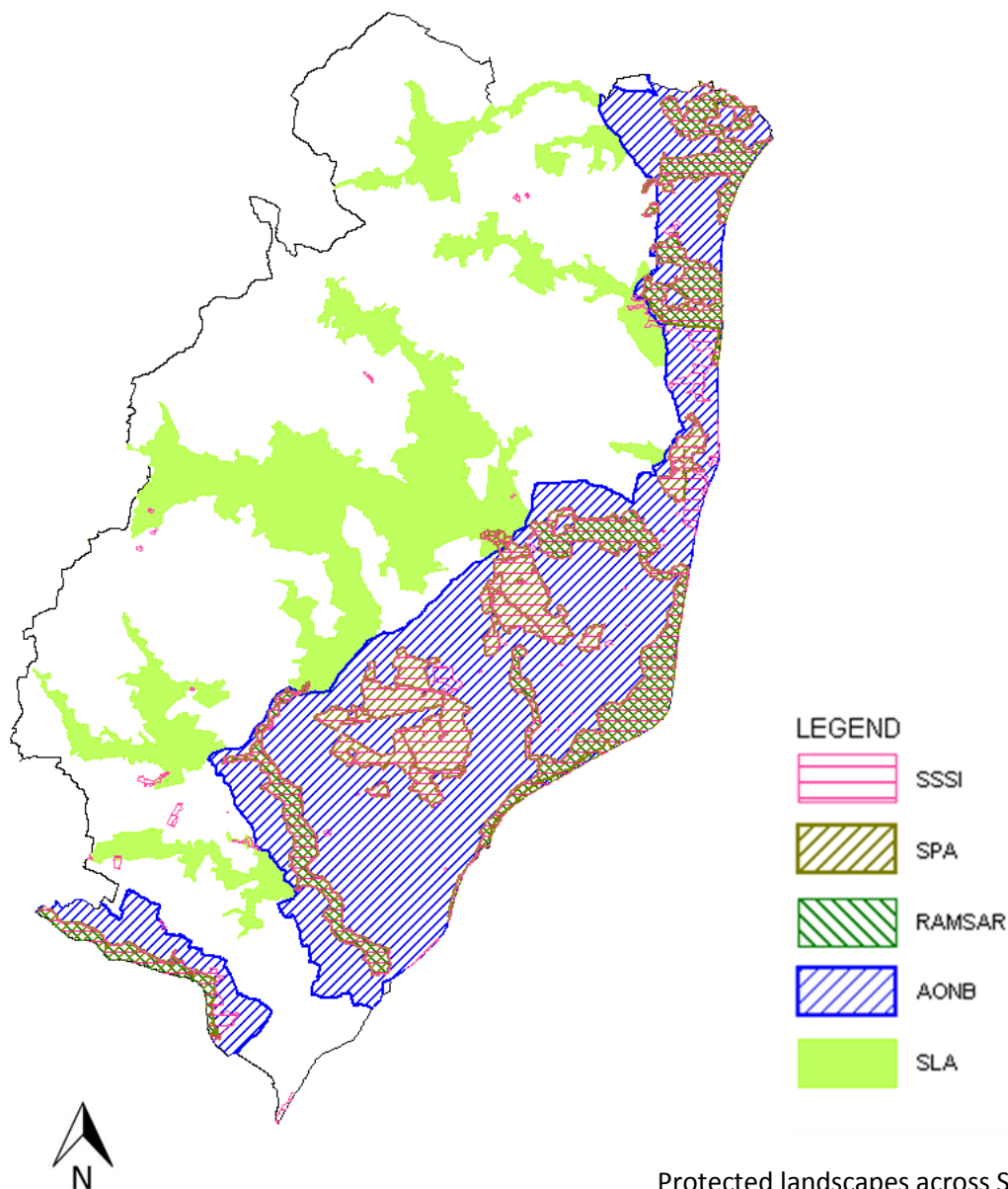
- 4.27 A large proportion of the district (36%) is nationally designated as an Area of Outstanding Natural Beauty (AONB) for its environmental quality and importance. Alongside the AONB, there is a significant amount of land (7,917ha) designated as Special Protection Areas (namely Deben Estuary, Stour and Orwell Estuaries and the Sandlings) and a further 3,755.4ha of land designated as Special Area of Conservation. Alongside these designations, the district also benefits from other significant designations such as RAMSAR sites (7,917ha) and 10,630ha of land designated as SSSI (Site of Special Scientific Interest).

- 4.28 The map below shows the extent of the landscape and biodiversity designations seen across the district.

- 4.29 Other more locally defined designations are also found across the district and Core Strategy Policies SP14 and DM27 take some of these into account, such as County Wildlife Sites. The Suffolk Biological Records Centre keeps details of the more locally defined designations and these are taken into account as part of the decision making the local planning authority undertakes.

⁹ Suffolk Observatory

- 4.30 County Wildlife Sites play a key role in the conservation of Suffolk's biodiversity. Across the county there are over 900 individual sites which amount to in excess of 19,000 hectares of land (approximately 5% of Suffolk). County Wildlife Sites designations are non-statutory but recognise the high value of a site for wildlife. Suffolk Coastal as a local planning authority must have regard for the conservation of biodiversity as part of any planning application or plan making document.
- 4.31 As detailed within the Suffolk Coastal District Council Authority Monitoring Report 2013/14 (published in 2015) the district has a wide range of designated ecological sites. Many of these as outlined above have international importance but a number of sites are designated at a more local level. The 2013/14 Authority Monitoring Report details that across the district, there are 224 County Wildlife Sites which account for 5841ha of land alongside 6 Local Nature Reserves which account for 85ha.



Protected landscapes across Suffolk Coastal.

Identifying Environmental Problems

- 4.32 The Scoping Report identified a number of key environmental problems in the District. These are summarised below with additional sustainability issues drawn from the scoping of plans and updated baseline information, set out in table 4.
- 4.33 Maintaining and enhancing the natural and built environment of the district is a fundamental part of the Core Strategy and is a common theme for residents, local communities, businesses, stakeholder and service providers across Suffolk. All future development will need to take account of the natural and built environment and ensure that it is sympathetic and balances a wide range of competing priorities. A key consideration is the preservation of the open countryside and the “gaps” between settlements which together contribute to the unique natural and built environment seen across the district. Maintaining these gaps may cause a conflict with the need to provide homes and jobs across the district to meet the identified needs.
- 4.34 The County of Suffolk has a rich historic environment and it is important that buried archaeological assets and designed landscapes are also taken into account when considering future development. The Suffolk County Council Archaeological Service is the main provider of archaeological conservation, recording and advice service across Suffolk and the District Council has strong links with this service. Suffolk County Council maintain the Suffolk Historic Environment Record which provides the definitive record of the county’s archaeological sites and heritage assets as well as providing advice to local planning authorities, developers, landowners and farmers which helps to ensure that all environmental problems are identified at an early stage.
- 4.35 The natural environment of the district has been shaped by land management and as a result there is a variety of high quality landscapes and habitats, supporting a diverse range of species including some internationally and nationally significant locations such as the Area of Outstanding Natural Beauty, Heritage Coast, Special Protection Areas, RAMSAR sites, Special Landscape Areas, SSSI’s and various wildlife sites. New development has the potential to lead to impact upon these designations through increased water usage, increased waste water and recreational disturbance.
- 4.36 Suffolk is rich in archaeological monuments and sites of historic asset, as well as having a substantial collection of listed buildings. Many of these sites are set in one of the oldest settled landscapes in England. It is important to enhance the value of these landscapes through appropriate management and protection to ensure that the unique character is retained and inappropriate development is avoided.
- 4.37 The East of England is at risk from climate change and the increasing magnitude and frequency of rainfall can cause greater occurrences of flooding across the district both from the rivers and the sea. Most at risk are the low lying areas of the district which may become more at risk (and need further adaptation in the form of flood defence systems) if future development is not carefully managed and directed to the most appropriate locations with the necessary mitigation measures in place.

- 4.38 Alongside flooding, the changing climate can lead to more frequent droughts and higher temperatures which leads to a greater demand for water across the district which needs to be taken into account along with service providers and the Environment Agency.
- 4.39 Alongside rapidly growing populations and businesses in the district, it is predicted that there will be a rise in carbon dioxide emissions from a variety of domestic, commercial and transport sources. The Government is committed to reducing carbon dioxide emissions by 20% by 2050 and 80% by 2050 which everybody can contribute towards.

Table 4 additional sustainability and environmental issues

Issue	Evidence
Health	<ul style="list-style-type: none"> - Compared to England, Suffolk Coastal has low levels of deprivation; - Levels of reported violent crime are also lower than the England average; - Teenage pregnancy rates in Suffolk Coastal are lower than the England average. - Life expectancy for both men and women in Suffolk Coastal is higher than the England average. However, men living in the most deprived fifth of areas of Suffolk Coastal can expect to live 3.9 years less than those in the least deprived fifth. The gap for women is 3.3 years. - A lower proportion of people in Suffolk Coastal rated their health as 'not good' compared to the England average.
Education and skills	<ul style="list-style-type: none"> - Although the proportion of children gaining level 4 in Key Stage 2 is increasing, it is still lower than regional and national averages. - The proportion of people in Suffolk Coastal with no qualifications was 10.4% in December 2008, lower than regional and national averages, whilst 25.8% of people are qualified to NVQ level 4 or above (equivalent to degree level); lower than the regional average of 26.1%. - GCSE attainment in Suffolk Coastal is higher than the Suffolk average, however a level attainment is below the Suffolk average.
Crime and anti-social behaviour	<ul style="list-style-type: none"> - The overall crime rate in Suffolk is low. In Suffolk Coastal the rate is below the Suffolk average.
Poverty and social exclusion	<ul style="list-style-type: none"> - Levels of deprivation are low for Suffolk Coastal, but pockets of deprivation exist in Felixstowe, Saxmundham and Leiston. - 17 wards in the Suffolk Coastal district are within the 25% least deprived areas in the country, and none are recorded within the most deprived 25% wards in the country
Access to services	<ul style="list-style-type: none"> - Only 33% of the rural population live in settlements with a food shop/general store, post office, pub, primary school and a meeting place. - Only 42% of the rural population live within 13 minutes walk of an hourly bus service.
Employment	<ul style="list-style-type: none"> - Unemployment rate (of population 16 - 64) 1.8%
Housing	<ul style="list-style-type: none"> - Core Strategy makes provision for a minimum 7,900 new homes over the period 2010 to 2027 -215 new homes delivered in 2013/14 -17 affordable homes delivered in 2013/14
Water and air quality	<ul style="list-style-type: none"> - 2 air quality management areas at Melton Hill, Woodbridge, and Ferry lane, Felixstowe close to the main entrance to the Port of Felixstowe: - There are water supply infrastructure issues in Felixstowe and East Ipswich.

	<ul style="list-style-type: none"> - There are foul drainage constraints in Felixstowe, East Ipswich and Leiston. - No planning permissions were granted in 2013/14 contrary to Environmental Agency advice on flood risk.
Soil	<ul style="list-style-type: none"> - 22% of completions for the 2013/14 monitoring year were built on Previously Developed Land.
Water and mineral resources	<ul style="list-style-type: none"> - Mineral extraction in Suffolk primarily involves sand and gravel, of which there are adequate supplies. Trend data shows that production of recycled aggregates has increased significantly in the last few years compared to pre-1998 levels, and proportion of total mineral sales that they represent continues to rise.
Waste	<ul style="list-style-type: none"> - Although waste levels are decreasing and recycling and composting is increasing, Suffolk has relatively high levels of household waste per person. Suffolk Coastal matches the Suffolk average recycling rate. - The sewage network in Felixstowe, East Ipswich and Leiston are close to capacity.
Traffic	<ul style="list-style-type: none"> - The Port of Felixstowe, the largest container port in the country, has a large impact on HGV traffic in Suffolk, particularly on the A14. - Capacity issues of the Orwell Bridge have been predicted and this could impact the rate of development in Suffolk Coastal. - Traffic levels at monitored locations in Suffolk have increased steadily since 1999 although there has been a slight drop in 2008 linked to the high cost of fuel. Traffic growth has implications for many environmental aspects, including air quality and pollution, congestion, road safety, tranquillity and climate change. - According to the 2011 census, 16.9% of Suffolk residents travelled to work by sustainable modes. - One third of children are taken to school by car and 17% travel by bus.
Reduction in greenhouse gas emissions	<ul style="list-style-type: none"> - Installed electricity generating capacity using renewable energy 34.15MW 2013/14
Vulnerability to flooding	<ul style="list-style-type: none"> - Around 12,000 properties in Suffolk are at risk of flooding from rivers or the sea (in the event of a 1 in 100-year fluvial or 1 in 200-year tidal flood). - There were only two flood warnings in 2004. - No planning applications approved against Environment Agency flood risk advice in 2013/14
Biodiversity	<ul style="list-style-type: none"> - Suffolk Coastal has 32,000ha of AONB and 17,656ha of SLA, as well as significant 9,222 ha RAMSAR sites and 5,841 ha in county wildlife sites. - There are 45 SSSIs in Suffolk Coastal, mainly concentrated towards the east of the district. - A number of Biodiversity Action Plans and Habitat Action Plans are in place to conserve nationally and locally important habitats and species.
Historical and archaeological importance	<ul style="list-style-type: none"> - There are around 2,500 listed buildings in Suffolk Coastal, of which 59 are grade 1. - 6 Grade 1 & II* Listed Buildings, 10 Scheduled Ancient Monuments, 1 Registered Park and garden and 1 Conservation Area are at risk in Suffolk Coastal. - Sutton Hoo is an internationally important Anglo Saxon site plus there are significant numbers of Bronze Age tumuli and potential for finds. There are remains of small Roman towns at Wenhaston and Felixstowe. - There is a very wide range of historic landscape characterisation types in Suffolk Coastal.
Landscapes and townscapes	<ul style="list-style-type: none"> - Large parts of Suffolk Coastal DC are designated as AONB. - There are 34 conservation areas in Suffolk Coastal.
Prosperity and	<ul style="list-style-type: none"> - The highest proportion of residents (24.7%) are employed in public services, education and health (2013)

Economic growth	- Of those economically active and aged 16-64, 17.1% are self-employed (2013) - Unemployment rate (of population 16 - 64) is 1.8%
Town centres	- in 2013/14 the percentage of vacant units with Town Centres ranged from 3.4% in Felixstowe to 16.7% in Saxmundham
Patterns of movement	- Overall use of sustainable modes for journeys to work by Suffolk residents was below both national and regional averages at 16.9% - The proportion of freight carried by rail from the Port of Felixstowe was 28% (Sept 2014)

Developing SA Objectives and Testing Their Compatibility

- 4.40 The SA objectives are based on those which were used as part of the Core Strategy Sustainability Appraisal. These are still considered to be relevant, up to date and allow for a consistent approach between the strategic level document and the documents with a greater focus on individual sites across the district, such as the Site Allocations and Area Specific Policies DPD and the Felixstowe Peninsula AAP.
- 4.41 Originally these objectives were defined through a combination of Government guidance, scoping of existing documents, analysis of baseline information, and the identification of the issues that the district is facing over the plan period.
- 4.42 Baseline information is fundamentally linked into the Sustainability Framework when devising objectives/targets and informing the production of Local Plan Documents. The objectives act as a basis against which sites can be assessed and indicators will be used to collect data as to how well progress towards objectives is being achieved. Further information on indicators is set later in this report.
- 4.43 The 23 SA objectives are set out below:

Table 5: Sustainability Appraisal Objectives with Decision Making Criteria

1	To improve the health of the population overall	Will it improve the number of health facilities and the distance which has to be travelled to these facilities? Will it reduce death rates? Will it encourage healthy lifestyles?
2	To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people? Will it improve qualifications and skills of adults?
3	To reduce crime and anti-social activity	Will it reduce actual levels of crime? Will it reduce fear of crime? Will it reduce noise and odour concerns?
4	To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected?
5	To improve access to key services for all sectors of the population	Will it improve accessibility to key local services? Will it improve accessibility to shopping facilities? Will it improve access to childcare?
6	To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall? Will it reduce long-term unemployment? Will it provide job opportunities for those most in need to

		employment? Will it help improve earnings?
7	To meet the housing requirements of the whole community	Will it reduce homelessness? Will it provide enough housing? Will it increase the range and affordability of housing for all social groups? Will it reduce the number of unfit homes?
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 place to live? Will it increase access to natural green space? Will it encourage engagement in decision making? Will it increase the number of people involved in volunteer activities? Will it improve ethnic relations? Will it improve access to cultural facilities?
9	To maintain and where possible improve water quality	Will it improve the quality of inland waters? Will it improve the quality of coastal waters?
10	To maintain and where possible improve air quality	Will it improve air quality?
11	To conserve soil resources and quality	Will it minimise the loss of greenfield land to development? Will it minimise the loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality?
12	To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote the sustainable use of minerals? Will it promote sustainable use of water? Will it maintain water availability for water dependant habitats?
13	To reduce waste	Will it reduce household waste? Will it increase waste recovery and recycling?
14	To reduce the effects of traffic on the environment	Will it affect traffic volumes? Will it reduce the need for local travel? Will it increase the proportion of journeys made using modes other than the private car?
15	To reduce emissions of green house gases from energy consumption	Will it reduce emissions of greenhouse gases from energy consumption? Will it increase the proportion of energy needs being met by renewable sources?
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? Will it minimise future risk and reduce existing risk of flooding to people and property on the coast? Will it minimise future risk and reduce existing risk of coastal erosion? Will it minimise future risk and reduce existing risk of damage to people and property from storm events?
17	To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance statutory and non-statutory sites designated for their nature conservation interest? Will it help deliver the targets and actions for the habitats and species within the Suffolk Biodiversity Action Plan, particularly those protected under national and international law?

		Will it help to reverse the national decline in farmland birds? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?
18	To conserve and where appropriate enhance areas of historical and archaeological importance	Will it conserve and enhance heritage assets in both urban and rural areas?
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? Will it improve the landscape and /or townscape?
20	To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness? Will it improve the resilience of business and the economy? Will it promote growth in key sectors? Will it improve economic performance in advantaged and disadvantages areas? Will it encourage rural diversification?
21	To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres? Will it decrease the number of vacant units in town centres?
22	To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting? Will it improve accessibility to work by public transport, walking and cycling? Will it reduce journey times between key employment areas and key transport interchanges? Will it increase the proportion of freight transported by rail or other sustainable modes? Will it increase the consumption of locally produced food and goods?
23	To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business? Will it encourage inward investment? Will it make land available for business development?

4.44 While the headline criteria have remained unchanged, as the SA process has developed so too has the framework against which the options have been assessed. The evolution of the SA ‘rules’ is set out in further detail in appendix 2.

4.45 Once the SA objectives have been set it is necessary to test their compatibility in order to identify any areas of conflict which needed further consideration. A compatibility matrix between each of the objectives is shown below highlighting which objectives have a positive impact on each other and those which may potentially result in some conflict. Considering the wide range of objectives, there will be instances where positive progress in one area causes inevitable deterioration in another. The most common occurrence is the conflict between economic growth and those objectives which seek to protect the environment.

- 4.46 A key aim of both the Site Allocations and Area Specific Policies DPD and the Felixstowe Peninsula AAP is to make sure that growth and development takes place in the most appropriate locations within the wider context of the district (based on the Core Strategy Settlement Hierarchy).

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
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 water quality	✓	✓	0	✓	0	0	0	✓															
10. To maintain and where possible improve air quality	✓	✓	0	✓	0	0	0	✓	✓														
11. To conserve soil resources and quality	✓	✓	0	✓	0	0	0	✓	✓	✓													
12. To use water and mineral resources efficiently, and re-use and recycle where possible	✓	✓	0	0?	0	0	X	0	0?	✓	✓												
13. To reduce waste	✓	✓	0	0	0	0	X	✓	0?	✓	✓	✓											
14. To reduce the effects of traffic on the environment	✓	✓	0	✓	✓	0	X	✓	✓	0?	✓	✓?	✓										
15. To reduce emissions of green house gases from energy consumption	✓	✓	0	0	✓	0	X	✓	✓	0?	0?	✓	0?	✓									
16. To reduce vulnerability to flooding	✓	✓	0	0?	0	0	X	✓	✓	✓	0	✓	0	0	0								
17. To conserve and enhance biodiversity and geodiversity	✓	✓	✓	✓	X?	0	X	✓	✓	✓	✓	✓	✓	0	0	0							
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	✓	✓	0	X?	0	X	✓	0	0	✓	✓	✓	0	0	0	✓						
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	✓	✓	✓	0?	X?	0	X	✓	✓?	✓?	✓	✓	✓	0	0	✓	✓	✓					

Key
 0 Neutral
 ✓ Positive Contribution
 X Possible Conflict
 ? Uncertain

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	✓	✓	✓	✓	✓	✓	✓	✓	X?	X?	X	X	X	X	X	X	X	X	X				
21. To revitalise town centres	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	X	X	X?	X	X	X	X			
22. To encourage efficient patterns of movement in support of economic growth	✓	✓	0	✓	✓?	✓	✓	✓	X?	X?	✓	0	✓	X	X	0?	✓	✓	✓	✓	✓		
23. To encourage and accommodate both indigenous and inward investment	✓	✓	✓	✓	✓?	✓	✓	✓	X?	X?	X	X	X	X	x	0?	X	X	X	✓	✓	X	
SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23

Developing and Refining Alternatives and Assessing Effects

1. Testing the Plan Objectives against the SA Objectives

4.47 It is the role of the Felixstowe Peninsula AAP to deliver the strategic aims of the adopted Core Strategy for the Felixstowe Peninsula. In support of this the AAP contains 14 plan objectives:

AAP Objectives

1. To meet the housing needs of the Felixstowe Peninsula through an appropriate mix of house types for younger generations and the growing population with a particular emphasis on provision of affordable homes.
2. Address the population imbalance and provide housing opportunities for younger people.
3. Support and further enhance the fortunes of local services.
4. To support the internationally significant port.
5. Redress the balance between port and non port related employment opportunities by expanding the local employment base, to ensure that Felixstowe Peninsula has a robust and balanced economy.
6. To support a thriving seaside town through making the most of the unique coastal location.
7. To ensure the residents of the Felixstowe Peninsula have access to schools, education and training opportunities.
8. To expand tourism, retail and service facilities across the Felixstowe Peninsula to meet the needs of residents and visitors.
9. To improve the links between the town centre and the seafront.
10. To ensure that development across the Felixstowe Peninsula is accessible to help reduce the need to travel by unsustainable means.
11. To ensure that the risk of tidal flooding across the Felixstowe Peninsula is alleviated and mitigated.
12. To ensure that future development conserves and where opportunities arise enhances the natural, built and historic environment and unique character of the Felixstowe Peninsula and improves access to green space and the surrounding countryside.
13. To minimise the potential impacts of new development on the Orwell and Deben Estuaries by providing appropriate mitigation measures, including the provision of accessible natural green space.
14. To minimise the potential impact of new development on the declared Air Quality Management Area (AQMA) at Ferry Lane, Felixstowe and ensure that development does not lead to the designation of any new AQMAs

- 4.48 As part of the SA, it is necessary to assess the compatibility of the 14 Plan objectives against the 23 SA objectives.
- 4.49 Compatibility is represented by a ✓, meaning that both objectives can operate simultaneously and advantage each other; negative compatibility with an X and cases with no apparent effect on each other by a 0.
- 4.50 For the 23 SA objectives, two (to maintain and where possible improve air quality (10) and to reduce waste (13)) had more negative compatibilities than positive. This highlights the challenge of trying to reduce waste whilst promoting development and the increase in traffic and related pollution that comes with an increase in housing development and economic activity. No plan objectives have more negative compatibilities with SA objectives than positive, indicating that the wording of the plan objectives has a high level of sustainability ingrained in them.
- 4.51 The value of the appraisal here is in highlighting where appropriate policies need to be included to minimise possible negative sustainability effects. For instance, one objective (4. Supporting the internationally significant Port) has the same number of negative and positives highlighting the potential conflict between encourage investment in large scale economic activities and protecting environmental quality.

Table 6: Objective Matrix

		AAP Objectives													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
SA Objectives	1	0	0	0	0	0	0	0	✓	0	✓	0	0	0	✓
	2	0	0	0	0	✓	0	✓	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4	✓	✓	✓	0	✓	✓	✓	0	0	0	0	0	0	0
	5	0	0	✓	0	0	✓	✓	✓	0	✓	0	0	0	0
	6	0	0	✓	✓	✓	✓	✓	✓	0	0	0	0	0	0
	7	✓	✓	0	0	0	0	0	0	0	0	0	0	x	x
	8	✓	✓	✓	0	0	✓	0	✓	✓	0	0	✓	0	✓
	9	x	x	0	x	0	0	0	0	0	0	✓	0	✓	0
	10	x	x	0	X	0	0	0	0	0	✓	0	0	0	✓
	11	x	x	0	0	0	0	0	0	0	0	0	✓	✓	0
	12	0	0	0	0	0	0	0	0	0	0	0	0	✓	0
	13	x	x	0	0	0	0	0	0	0	0	0	0	0	0
	14	x	x	✓	x	✓	0	0	x	✓	✓	0	0	0	✓
	15	0	0	0	0	0	0	0	0	0	0	0	0	0	✓
	16	0	0	0	0	0	x	0	0	0	0	✓	0	✓	0
	17	0	0	0	x	0	0	0	0	0	✓	0	✓	✓	✓
	18	0	0	0	0	0	✓	0	✓	✓	0	0	✓	0	0
	19	✓	✓	0	0	0	✓	0	✓	✓	0	0	✓	✓	0
	20	0	0	✓	✓	✓	✓	✓	✓	0	0	0	0	0	0
	21	✓	✓	✓	0	✓	✓	0	✓	✓	0	0	0	0	x
	22	✓	0	✓	✓	✓	✓	0	✓	0	✓	0	0	0	0
	23	0	0	✓	✓	✓	✓	0	✓	0	0	0	0	0	x

2. Appraising strategic alternatives

- 4.52 Government Guidance on the preparation of SAs requires that alternatives and options should be examined in plan making and that a hierarchy of options be explored.
- 4.53 Throughout the Preferred Options draft of the plan, where there were alternative options to policies or sites these alternative options were set out below each policy. In some cases there were no reasonable alternative options. Where there were alternatives these were assessed against the 23 SA objectives as for the Preferred Option and Proposed Submission Policies. The full results of these assessments are included in appendices 3, 4, 5 and 6 and summarised in the policy assessment tables. The cumulative significant effects of the proposed submission policies and sites are further explored in tables 8 and 9.
- 4.54 Prior to assessing the detailed options for sites and policies, at the higher strategic level, the neutral or ‘do-nothing’ reactive approach has been tested against the ‘allocate or plan’ proactive approach in terms of the 23 SA objectives. The primary purpose of this was to provide a high level assessment of the benefits of taking forward the Site Allocations Development Plan Document. The assessment does not consider in detail the specific individual effects of the proposed policies and/or site allocations as these are considered at a later stage in the process as set out in the policy assessment summaries and table 8 and 9.
- 4.55 At the higher level, the neutral or ‘do-nothing’ reactive approach has been tested against the ‘allocate or plan’ proactive approach in terms of the 23 SA objectives. For the purposes of this high level assessment, the ‘do-nothing’ approach is taken to have a neutral impact. Applications for new development will continue to be submitted to the council, and will be assessed against the Core Strategy and Development Management Policies and the ‘saved’ local plan policies. However the purpose of this assessment is to look at any additional positive or negative sustainability impacts which could come about as a result of taking forward the Felixstowe Peninsula AAP. The findings of this assessment are set out in the table below.

Table 7: Assessment of Site Allocations Approach

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+/-	Site policies within the AAP require the provision of appropriate infrastructure which may include GP practices- new, or upgrade/expansion of existing facilities. Where opportunities exist to improve linkages from sites to the local footpath network this is highlighted as a requirement in the site policy
2. To maintain and improve levels of education and skills in the population overall	+/-	The increase in population that will occur as a result of new housing is likely to put pressure on school places in areas where there is already limited capacity. However, with new development comes the opportunity to provide additional infrastructure which could include the provision of additional school capacity. In addition, the AAP document identifies 4

		areas of protected employment land with the potential to increase employment opportunities in the local economy
3. To reduce crime and anti-social activity	0	Unlikely to be significantly affected.
4. To reduce poverty and social exclusion	+	The AAP document identifies 4 areas of protected employment land with the potential to increase employment opportunities in the local economy. The Plan also seeks to maintain the availability of local services in areas most accessible to local resident.
5. To improve access to key services for all sectors of the population	+	The AAP document seeks to maintain the availability of local services in areas most accessible to local residents; defines a Town Centre boundary, primary shopping area and retail frontages for Felixstowe Town Centre; and four district centres across the Peninsula.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	The AAP document identifies four areas of protected employment land with the potential to increase employment opportunities in the local economy.
7. To meet the housing requirements of the whole community	++	The site allocations within the document have capacity to deliver a minimum of 1,810 residential units over the plan period. This will include an appropriate proportion of affordable housing.
8. To improve the quality of where people live and to encourage community participation	+	Policies in the Plan require associated new and improved infrastructure to be delivered alongside new development. Where there are specific requirements associated with a site these are flagged up in the individual site policies.
9. To maintain and where possible improve water quality	0	Unlikely to be significantly affected.
10. To maintain and where possible improve air quality	-	More development is likely to lead to increased traffic and household air pollution.
11. To conserve soil resources and quality	-	The delivery of new housing and land for employment uses is likely to result in the loss of some greenfield land.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site allocations would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	0	Likely to result in an increase in waste

		production.
14. To reduce the effects of traffic on the environment	-/+	The delivery of new housing and land for employment uses is likely to result in an increase in traffic. However, polices in the AAP can mitigate the impact of this, ensuring that new development is directed to the most accessible sites and requiring transport assessments as part of the individual policy requirements for a site.
15. To reduce emissions of greenhouse gasses from energy consumption	-	An increase in development is likely to lead to an increase in greenhouse gases.
16. To reduce vulnerability to flooding	0	Policies within the AAP provide the opportunity ensure that development is directed away from areas most at risk of flooding.
17. To conserve and enhance biodiversity and geodiversity	-/0	Biodiversity may be negatively affected by new development and the loss of Greenfield sites; however policy requirements that mean the provision of accessible, natural green space may help mitigate negative effects on biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	New development could have a negative impact on existing heritage assets, however polices in the plan can mitigate this through policy requirements for individual sites, and could potential enhance the setting of some listed buildings for instance
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Policies in the document seek to take account of the quality and local distinctiveness of landscapes and townscapes. Objective 6 of the AAP acknowledges the importance of the unique coastal setting of Felixstowe.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	The AAP document identifies four areas of protected employment land.
21. To revitalise town centres	++	The AAP document defines a Town Centre boundary, primary shopping area and retail frontages for Felixstowe Town Centre.
22. To encourage efficient patterns of movement in support of economic growth	+	The AAP document identifies four areas of protected employment land with the potential to increase employment opportunities in the local economy. The AAP document also defines a Town Centre boundary, primary shopping area and retail frontages for

		Felixstowe Town Centre.
23. To encourage and accommodate both indigenous and inward investment	++	The AAP document identifies four areas of protected employment land with the potential to increase employment opportunities in the local economy. The AAP document also defines a Town Centre boundary, primary shopping area and retail frontages for Felixstowe Town Centre.

4.56 The results of this assessment indicate that there are a number of positive impacts in relation to the 23 SA objectives if an Area Action Plan is taken forward. Without an Area Action Plan for the Felixstowe peninsula development proposals on individual sites would be assessed against the Core Strategy and saved local plan policies. The Area Action Plan provides an additional level of benefit, identifying opportunities in the District to deliver appropriate level of residential and commercial development in the most sustainable locations whilst protecting high quality built and natural environment. In addition, by engaging proactively with land owners and developers (through call for sites and consultation), the AAP gives greater certainty and assists with the delivery of development on sites.

3. Predicting the effects of the Plan, including alternatives

4.57 The policies and sites within the Area Action Plan have been developed through two previous stages of consultation- Issues and Options and Preferred Options. The methodology for assessing the effects of the Plan has developed as the process has been carried out. The headline criteria against which the sites and policy has evolved as the SA process has developed. A summary of this process is set out below and detailed further in appendix 2.

Issues and Options

4.58 Alongside the Issues and Options consultation documents, a series of SA site assessments were published, in draft form, for each of the sites identified as being ‘deliverable’ or ‘developable’ in the Council’s Strategic Housing Land Availability Assessment (SHLAA) 2014.

Preferred Options

4.59 Following the Issues and Options consultation, the opportunity was taken to review the questions employed in addressing SA indicators that they might better identify potential contributions to improvements in environmental, social and economic conditions. This review was informed by consultation comments received, new information becoming available and a recognition that addition detail would enable ‘fine grain’ distinctions between sites to be made. Sites SA’d using the original set of questions were reassessed to reflect this more nuanced approach; new sites submitted to the Council at the Issues and

Options stage were also subject to the new assessments. It was from this pool of sites that the Preferred Options site allocations were selected.

Proposed Submission

- 4.60 A further review of indicator questions was undertaken following the Preferred Options stage of consultation. Again the opportunity to incorporate new data was taken, including consultation submissions. Comments from residents regarding a lack of clarity on how scoring results were arrived at were taken on board. Additional sites were submitted to the Council during the Preferred Options consultation, these were assessed using the new modified SA criteria. Additionally, sites discounted at an earlier stage but resubmitted, were when appropriate, reassessed. Importantly, as allocated sites could now be identified, cumulative judgements could be made in some instances. The final version SA's are also used as a means of identifying and mitigating any potential adverse effects that the plan might otherwise produce. These are addressed through policy development in the Final Submission documents.
- 4.61 Some changes to the appraisal results set out below are simply down to the refining of the appraisal framework and necessarily reflect a change in circumstance. For instance the default response to objective 10 (air quality) is now '-' to reflect response received to the consultation.

Key to Policy Assessment Summary Tables

<i>Options</i>	<i>Explanation</i>
Proposed Submission	the policy or allocation as set out in the proposed Submission Document (see appendix 3 for full assessment).
Preferred Option	the Preferred option policy or allocation as published for consultation October – November 2015 (see appendix 4 for full assessment).
Alternative Option	the reasonable alternatives as published for consultation October – November 2015 (see appendix 5 for full assessment).

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Policy Assessment Summaries

Housing

FPP1: New Housing Delivery 2015 - 2027																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	+	+	0	+	++	+	++	+	0	-	-	0	-	-	-	+	-	-/0	+	+	0	++	0
Preferred Option	+	+	0	+	++	+	++	+	0	-	-	0	-	-	-	+	-	-/0	+	+	0	++	0
Alternative Option	No alternative options proposed at Preferred Options stage																						
FPP2: Physical Limits Boundaries																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	0	0	0	0	+	0	+	++	0	0	++	0	-	++	-	+	+	+	+	0	+	++	0
Preferred Option	0	0	0	0	+	0	+	++	0	0	++	0	-	++	-	+	+	+	+	0	+	++	0
Alternative option 1	0	0	0	0	-/+	0	-/+	+	0	0	++/+	0	-	++/+	-	-/+	-/+	-/+	-/+	0	+	++/+	0
Alternative option 2	0	0	0	0	-	0	-	--	0	0	-	0	-	-	-	0	-	-	--	0	-	--	0
FPP3: Land at Sea Road, Felixstowe																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	++	+	0	++	+	+	++	+	0/+	-	++	0	-	++	-	--/+	0	0	++	+	0/+	++	0/+
Preferred option	++	+	0	++	+	+	+	++/-	0	0	++	0	-	++	+	--/+	0	0	++	0	0/+	++	0/+
FPP4: Land north of Walton High Street, Felixstowe																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	++	+	0	++	++	+	++	+	0/+	-	0	0	-	++	-	+	-	0/+	+/-	+	0	++	+

Preferred option	++	+	0	++	++	+	+	+	0	0	--	0	-	++	+	-	0/-	+/-	--	0/+	0	++	+	
FPP5: Land North of Conway Close and Swallow Close, Felixstowe																								
	Social effects								Environmental effects								Economic effects							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed Submission	++	+	0	++	0	+	++	+	0/+	-	--	0	-	++	-	+	0/-	0/-	+/-	0	0	++	0	
Preferred option	++	+	0	++	0	+	+	-	0	0	--	0	-	++	+	-	0/-	+/-	0/-	0	0	++	0	
FPP6: Land opposite Hand in Hand Public House, Trimley St Martin																								
	Social effects								Environmental effects								Economic effects							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed Submission	0	+	0	0	0	+	++	++	0/+	-	--	0	-	+	-	+	0/-	0/+	++	0	0	++	0	
Preferred option	0	+	0	0	0	0/+	+	++	0	0	--	0	-	+	+	0	0/-	+/-	++	0	0/+	++	0	
FPP7: Land off Howlett Way, Trimley St Martin																								
	Social effects								Environmental effects								Economic effects							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed Submission	+	+	0	0	0	+	++	-/+	0	-	--	0	-	+	-	0	0/+	0/+	0/+	0	0	++	0	
Preferred option 1	+	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	0	0/-	0	+/-	0	0/+	++	0	
Preferred option 2	+	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	0	0/-	0	+/-	0	0/+	++	0	
FPP8: Land off Thurmans Lane Trimley St Mary																								
	Social effects								Environmental effects								Economic effects							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed Submission	++	+	0	0	0	0	++	-	0/+	-	--	0	-	++	-	0	0/-	0/+	0	0	0	++	0	
Preferred option 1	++	+	0	0	0	0/+	+	-	0	0	--	0	-	++	+	0	0/-	0	0	0	0	++	0	
Preferred option 2	++	+	0	0	0	0/+	+	-	0	0	--	0	-	++	+	0	0/-	-	+0	0	0	++	0	
Housing Sites Alternative Options																								

	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
914 Bucklesham	--	--	0	0	0	0/+	0/+	-	0	0	0	+	-	--	+	0/-	0	0	--	0	0	--	0
3020 Falkenham	-	+	0	0	-	0	+	+/-	0	0	--	0	-	--	+	0	0	0	-	0	0	+/-	0
3011a Felixstowe	Subject to planning application DC/15/1128/OUT. Refused 12/06/15.																						
712 Kirton	Planning permission for 43 units approved 09/07/15 (DC/14/4225/FUL).																						
950 Kirton	-	+	0	0	-	+/0	+	+/-	0	0	--	0	-	-	+	-	0	0	-	0	0	+	0
770 Kirton	-	+	0	0	0	+	+	-	0	0	--	0	-	-	+	0	0	0	0	0	0	--/+	+
951 Kirton	-	+	0	0	0	+	+	-	0	0	--	0	-	-	+	0	0	0	0	0	0	--/+	+
3004 Kirton	-	+	0	0	0	+/0	+	-	0	0	--	0	-	-	+	-	0	0	0	0	0	+/-	0
383a Trimley St Mary	+	+	0	0	0	0/+	+	0/-	0	0	--	0	-	+	+	+/-	0	0	0/+	0	0/+	++	0
383b Trimley St Mary	++	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	+/-	0/-	0	--	0	0/+	++	0
936 Trimley St Martin	0/-	+	0	0	0	0/+	+	0/-	0	0	--	0	-	+	+	+/-	0	0	0/+	0	0/+	++	0/+
3003 Trimley St Mary	++	+	0	0	0	+	+	++	0	0	--	+	-	++	+	?	0/-	-/+	0	0	0	++	0
3022a Trimley St Mary	0	+	0	0	0	0/+	+	0/-	0	0	--	0	-	+	+	+/-	0/-	0	0/+	0	0/+	++	0
3022c Trimley St Mary	++	+	0	0	0	0/+	+	--	0	0	--	0	-	++	+	0	0/-	-/--	--	0	0	++	0
3022d	+	+	0	0	0	+	+	--	0	0	--	0	-	+	+	0	0/-	0	0	0	0	+	0

Trimley St Mary																							
607 Trimley St Mary	++	+	0	0	0	0/+	+	--	0	0	0	0	-	++	+	0	0/-	--/+	0	0	0	0	0
3002 Trimley St Mary	++	+	0	0	0	0	0	--	0	0	--	0	-	++/-	+	0	0/-	-	--	0	0	++/-	0
3022b Trimley St Mary	0	+	0	0	0	0/+	+	--	0	0	--	0	-	++	+	0	0	0	-	0	0/+	++	0
451e Trimley St Mary	+	+	0	0	0	+	+	--	0	0	--	0	-	++	+	0	0	0	--	0	0	+	0

Economy

FPP 9: Port of Felixstowe																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	+	0	+	0	++	0	0	+	-	-	0	0	-/+	0	0	-/+	0	0	++	++	++	++
Preferred option	0	+	0	+	0	++	0	0	0	0	0	0	0	-/+	0	0	-	0	0	++	++	++	++
FPP10 Land at Bridge Road Felixstowe																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	+	0	+	0	++	0	0	+	-	0	0	+	+	0	0	0	0	0/+	++	+	++	++
Preferred option	0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0/+	++	+	++	++
FPP11 Land at Carr Road/ Langer Road, Felixstowe																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	++	+	++	++

Preferred option	0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	++	+	++	++
FPP12: Land at Haven Exchange, Felixstowe																							
	Social effects							Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	+	0	+	0	++	0	0	+	-	0	0	0	+	0	0	0	0/+	0	++	+	++	++
Preferred option	0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	++	+	++	++
Economy Alternative Options																							
	Social effects							Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Alternative Option 1	0	+	0	+	0	+	0	0	0	0	0	0	0	-/0	0	0	0	0/+	0	+	+	-	+
Alternative Option 2	0	+	0	+	0	+	0	--	0	0	0	0	0	--	-	0	0	0	0	+	+	+	+
Alternative Option 3	Not assessed, contrary to Core Strategy requirements.																						

Retail

FPP13: Felixstowe Town Centre																							
	Social effects							Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	+	0	0	+	++	+	0	+	0	-	0	0	0	+	0	0	0	0/+	+	++	++	+	+
Preferred option	+	0	0	+	++	+	0	+	0	0	0	0	0	+	0	0	0	0	+	+	+	+/-	+
Alternative Option 1	+	0	0	-	+	+/-	0	+/-	0	0	0	0	0	+/-	0	0	0	0	0	+	+	+/-	+
Alternative option 2	-	0	0	+	+	+/?	0	--	0	0	0	0	0	--	-	0	0	0	--	+/-	--	--	-
FPP14: Retail Frontages																							
	Social effects							Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23

Proposed submission	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	++	+	+
Preferred option	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	++	++	+	+
Alternative Option	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	+	+	+	+
FPP15: Primary Shopping Area																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	++	++	0	+
Preferred option	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	++	++	+	+
Alternative Option	Not assessed, considered contrary to guidance in NPPF																						
FPP16: District Centres																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	+	0	0	+	++	0	0	++	0	-	0	0	0	+/-	0	0	0	0/+	0/+	+	+	0	+
Preferred option	+	0	0	+	++	0	0	++	0	0	0	0	0	+/-	0	0	0	0	0	+	+	0	+
Alternative Option	Considered inappropriate because recent retail development means that these areas provide local shopping opportunities and share similar characteristics to those already identified.																						

Tourism

FPP17: Felixstowe Ferry and Golf Course																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	0	++	0	0	0	0
Preferred option	0	0	0	0	0	0	0	0	0	0	0	0	0	--	0	0	-/0	0	0/+	0	0	0	0
FPP18: Felixstowe Ferry Golf Club to Cobbolds Point																							
	Social effects								Environmental effects										Economic effects				

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
Preferred option	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
FPP19: Cobbolds Point to Spa Pavilion																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	+	0	0	+
Preferred option	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
FPP20: Spa Pavilion to Martello Park																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	+	+	0	+
Preferred option	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	+	+	0	+
FPP21: Martello Park to Landguard																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+
Preferred option	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+
Tourism Alternative Options																							
	Social effects								Environmental effects										Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Alternative Option 1	0	0	0	0	-	0	0	-	0	0	0	0	0	-	0	-	0	--	--	--	-	-	--
Alternative Option 2	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	--	--	-	-	-	--
Alternative	Considered inappropriate as many of these focus on small areas and do not offer the flexibility required to ensure that Felixstowe becomes a thriving																						

Option 3	seaside town as outlined in Core Strategy Policy SP21. SA results as for Preferred Options.																							
FPP22: Visitor Management- European Sites																								
	Social effects								Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed submission	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	++	+	++	0	0	0	0
Preferred option	No policy proposed at Preferred Options stage																							
Alternative Option 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	++	+	++	0	0	0	0
Alternative Option 2	+	0	0	0	0	0	0	--	-/0	0	0	0	0	--	--	0	--	-	-	0	0	0	0	
FPP23: Car Parking																								
	Social effects								Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed submission	0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	0	++	+/-	++	
Preferred option	0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	0	++	+/-	++	
Alternative Option	0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	--	++	+/-	+	
FPP24: Holiday Accommodation																								
	Social effects								Environmental effects											Economic effects				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Proposed submission	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	++	0	0	0/-	0	
Preferred option	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0	
Alternative Option	0	0	0	0	0	-	+/-	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0	-	

Environment

FPP25: Historic Parks and Gardens

	Social effects								Environmental effects											Economic effects			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
Preferred option	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
Alternative Option 1	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
Alternative Option 2	0	0	0	0	0	0	0	--	0	0	0	0	0	0	0	0	0	--	--	0	0	0	+
FPP26: Special Landscape Areas																							
	Social effects								Environmental effects											Economic effects			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0
Preferred option	No policy proposed at Preferred Options stage																						
Alternative Option	No Alternative Options																						
FPP27: Access to the Countryside																							
	Social effects								Environmental effects											Economic effects			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed submission	++	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0
Preferred option	++	0	0	0	+	0	0	++	0	0	0/+	0	0	+	0	0/+	+	0	+	0	0	0	0
Alternative Option	-	0	0	0	-	0	0	-	0	0	-	0	0	0	0	0	0	0	-	0	0	0	0
FPP28: Areas to be protected from Development																							
	Social effects								Environmental effects											Economic effects			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Proposed Submission	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0	0/+	0	++	++	0	0	0	0
Preferred	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0	0/+	0	++	++	0	0	0	0

option																								
Alternative Option 1	0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0/+	0	+	+	0	0	0	0	
Alternative Option 2	0	0	0	0	0	0	0	--	0	0	-	0	0	0	0	0/+	0	-	--	0	0	0	0	
Alternative Option 3	0	0	0	0	0	0	0	--	0	0	-	0	0	0	0	0/+	0	-	--	0	0	0	0	

4. Significant effects

4.62 The following table shows the cumulative effects of all the proposed submission policies on each Sustainability Objective.

Key:

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Table 8: Cumulative effects matrix

Policy	Sustainability Appraisal Objectives																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
FPP 1	+	+	0	+	+	+	+	+	0	-	-	0	-	-	-	+	-	/0	+	+	0	+	0
FPP 2	0	0	0	0	+	0	+	+	0	0	+	0	-	+	-	+	+	+	+	0	+	+	0
FPP 3	+	+	0	+	+	+	+	+	0/+	-	+	0	-	+	-	+	0	0	+	+	0/+	+	0/+
FPP 4	+	+	0	+	+	+	+	+	0/+	-	0	0	-	+	-	+	-	0/+	+/+	+	0	+	+
FPP 5	+	+	0	+	0	+	+	+	0/+	-	--	0	-	+	-	+	0/-	0/-	+/	0	0	+	0
FPP 6	0	+	0	0	0	+	+	+	0/+	-	--	0	-	+	-	+	0/-	0/+	+	0	0	+	0
FPP 7	+	+	0	0	0	+	+	-/+	0	-	--	0	-	+	-	0	0/+	0/+	0/+	0	0	+	0
FPP 8	+	+	0	0	0	0	+	-	0/+	-	--	0	-	+	-	0	0/-	0/+	0	0	0	+	0
FPP 9	0	+	0	+	0	+	0	0	+	-	-	0	0	-/+	0	0	-/+	0	0	+	+	+	++
FPP 10	0	+	0	+	0	+	0	0	+	-	0	0	+	+	0	0	0	0	0/+	+	+	+	++
FPP 11	0	+	0	+	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	+	+	+	++
FPP 12	0	+	0	+	0	+	0	0	+	-	0	0	0	+	0	0	0	0/+	0	+	+	+	++
FPP 13	+	0	0	+	+	+	0	+	0	-	0	0	0	+	0	0	0	0/+	+	+	+	+	+
FPP 14	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	+	+	+
FPP 15	0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	+	0	+
FPP 16	+	0	0	+	+	0	0	+	0	-	0	0	0	+/	0	0	0	0/+	0/+	+	+	0	+
FPP 17	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	0	+	0	0	0	0
FPP 18	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
FPP 19	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	+	0	0	+
FPP 20	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	+
FPP 21	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+

Policy	Sustainability Appraisal Objectives																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
FPP 22	+	0	0	0	0	0	0	+	0	0	0	0	0	+	+	0	+	+	+	0	0	0	0
FPP 23	0	0	0	0	+	0	0	+	0	+	0	0	0	+	+	0	0	0	+	0	+	+/	++
FPP 24	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	0	0	0/	0
FPP 25	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
FPP 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0
FPP 27	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0
FPP 28	0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0/+	0	+	+	0	0	0	0
Cumulative Impact	+	+	0	+	+	+	+	+	+	-	-	0	-	+	-	+	0	+	+	+	+	+	+

4.63 As can be seen from the above table, the cumulative effect of the Felixstowe Peninsula Area Action Plan will create a positive effect on most Sustainability Objectives. A major factor in this is that the selection of sites and broad distribution of development has been based on the approach set out in the Core Strategy, which was subject to its own Sustainability Appraisal process. The exceptions are the cumulative effects on the environmental objectives of 10 (to maintain and where possible improve air quality), 11 (to conserve soil resources and quality), 13 (to reduce waste), and 15 (to reduce emissions of greenhouse gasses from energy consumption) which all show negative effects. This is to be expected given the focus of the plan on delivering new development.

5. Evaluating the effects of the Plan, including alternatives

4.64 Analysis of the cumulative impacts on each objective identifies the overall significant effects of the plan. The following table highlights these significant effects:

Table 9: Significant Effects

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
Improving health of population	Positive	Uncertain	Encourage healthy lifestyles and use of new open space provision
Improving education and skills levels	Positive	Possible	Work with SCC on the delivery of adequate school places.
A reduction in crime and antisocial behaviour	Neutral	Possible	None identified.
Reduced poverty and social exclusion	Positive	Possible	Ensure that new housing developments include a

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
			proportion of affordable housing
Improved access to services	Positive	Certain	
Increasing employment opportunities	Positive	High probability	Promotion of Districts economy to encourage inward investment
Increasing housing stock and housing choice	Positive	Certain	None identified.
Improving the quality of where people live and their satisfaction with their local environment	Positive	High probability	Promote and encourage use of new facilities. Policies require new development to be designed to high standard.
Improved water quality	Positive	High probability	This has been addressed through the plan by requiring improvements to surface water network capacity where issues have been identified.
Impact on the air quality	Negative	Certain	None identified
Loss of greenfield land	Negative	Certain	This has been mitigated through the plan by prioritising development on brownfield sites where possible.
Efficient use of water and mineral resources	Neutral		None identified
A reduction in waste	Negative	Highly possible	Ensure recycling is promoted as part of new development
Reduced impact from traffic on the environment	Positive	Highly possible	Encourage use of sustainable transport and the development of travel plans.
Increase in emissions and energy consumption	Negative	Uncertain	Ensure new developments are built to the highest environmental standards.
Reduced impact from flooding	Positive	Highly possible	This has been mitigated through the plan by directing development away from areas at risk of flooding.
Enhanced biodiversity and geodiversity	Positive	Highly possible	Protect existing trees, hedgerows and other positive natural features

Significant Effect	Positive/ Negative	Probability	Possible Mitigation/ Enhancement Measures
			wherever possible.
Enhanced historic assets	Neutral	High probability	Ensure, through the Development Management process, that the historic environment is protected as part of any application.
Conservation of important landscapes, townscapes	Positive	High probability	Ensure new development fits sensitively into the landscape.
Economic growth and increased prosperity	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Revitalised town centres	Positive	Certain	None identified
Increase in indigenous and inward investment	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Efficient patterns of movement	Positive	Highly possible	Promotion of Districts economy to encourage inward investment
Indigenous and inward investment is encouraged and accommodated	Positive	Highly possible	Promotion of Districts economy to encourage inward investment

6. Mitigating adverse effects

4.65 A key element of Sustainability appraisal is to take a systematic approach to the assessment of the potential impacts of the alternative options, both in terms of selection and in terms of policy approach. Where possible constraints and issues are identified it is the role of the SA to consider how these might be mitigated. The full appraisals set out in appendix 3 of this report highlight any significant negative effects that have been identified and propose potential mitigation measures that may overcome or reduce the impact of those effects. Where negative impacts have been identified it does not necessarily follow that that site should be considered to be 'unsustainable'; for instance, an allocation in close proximity to a listed building could score negatively against SA objective 18, however through careful design considerations as part of the approvals process this impact could be mitigated.

7. Proposing Measures to monitor the environmental effects of implementing the Plan

4.66 A monitoring framework was developed as part of the 2015 Scoping Report. These indicators were based on those originally established as part of the Core Strategy Sustainability Appraisal. A number of the indicators have since been superseded and/or are no longer monitored. The list of indicators have therefore been updated and amended as part of this SA report. The revised indicators are set out in the table below. The Authority Monitoring Report (AMR) will report progress against these indicators on an annual basis. Any further amendments to these indicators will also be considered as part of the AMR. A separate

monitoring framework has been established to monitor progress against the plan objectives this is included as part of the Plan.

Table 10: Indicators

Objective	Indicator
Social	
1. To improve the health of the population overall	Proportion of population with access to hospital or GP or dentist surgery (DfT accessibility indicators)
	Overall death rate by all causes (Clinical Commissioning Group)
	Number of people killed and seriously injured in road traffic accidents per 100,000 population (SCC)
	Life expectancy
	Proportion of journeys to work on foot or by cycle (Census)
	How do children travel to school?
	Change in existing provision of outdoor playing space (youth and adult space)
	Change in existing provision of children's play space
	Change in provision of open space
	The % of total length of footpaths and other rights of way which are easy to use by members of the public
Change in amount of accessible natural green space (Natural England)	
2. To maintain and improve levels of education and skills in the population overall	Proportion of Year 11 pupils gaining 5+ A*-C grades at GCSE
	Proportion of the population with no qualifications (Census)
	Proportion of the population with NVQ level 4 or higher
3. To reduce crime and anti social activity	Recorded Crime per 1000 population
	Burglary Rate per 1000 population
	Violent Crime Rate per 1000 population
	Fear of Crime (British Crime Survey)
	Number of domestic noise complaints (Environmental Health)
	Number of odour complaints (Environmental Health)
4. To reduce poverty and social exclusion	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
5. To improve access to key services for all sectors of the population	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
	Proportion of population with access to key local services (eg GP, post office) (DfT accessibility indicators)

Objective	Indicator
	New Retail Floor Space in Town Centres
	Number of childcare places per thousand children under 5
6. To offer everybody the opportunity for rewarding and satisfying employment	Unemployment rate
	Long-term unemployment (Nomis)
	Proportion of lone parents and long term-ill who are economically active (Census)
	Average Earnings (Inland revenue)
7. To meet the housing requirements of the whole community	Homelessness (districts homelessness presentations)
	Housing Stock
	Housing Land Availability
	Affordable Housing
	Special Needs Housing
	Housing Types and Sizes Dwellings per hectare of Net Developable Area
	Average property price to income ratio
	Number of unfit homes per 1,000 dwellings
8. To improve the quality of where people live and to encourage community participation	% of residents who are happy with their neighbourhood as a place to live
	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 (Natural England)
	Electoral turnout in local authority elections
	Number of Parish Plans adopted (Community Action Suffolk)
Environmental Objectives	
9. To maintain and where possible improve water quality	Water quality in rivers (EA)
	Water quality in estuaries (EA)
	Bathing water quality (EA)
10. To maintain and where possible improve air	Have annual mean concentrations of any of three air pollutants been exceeded?
	Number of Air Quality Management Areas and dwellings affected
11. To conserve soil resources and quality	Number and percentage of new dwellings completed on greenfield land
	Number and percentage of existing housing commitments on greenfield land

Objective	Indicator
	Dwellings per hectare of net developable area
	Allocations on best and most versatile agricultural land (grades 1, 2, and 3a)
	Number and area of potential and declared contaminated land returned to beneficial use (EA)
	Number / area of organic farms (DEFRA / Soil Association)
12. To use water and mineral resources efficiently, and re-use and recycle where possible	Recycled aggregate production
	Water consumption
13. To reduce waste	Household (and municipal) waste produced
	Tonnage / proportion of household (and municipal) waste recycled, composted and landfilled
14. To reduce the effects of traffic on the environment	Traffic volumes in key locations (SCC)
	Percentage of all new residential development taking place in major towns, other towns, and elsewhere
	Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place
	Percentage of journeys to work undertaken by sustainable modes
	Percentage of schoolchildren travelling to school by sustainable modes
	Car parking standards
15. To reduce emissions of greenhouse gases from energy consumption	Consumption of electricity - Domestic use per consumer and total commercial /industrial use
	Consumption of gas - Domestic use per consumer and total commercial /industrial use
	Energy efficiency of homes
	Installed electricity generating capacity using renewable energy
16. To reduce vulnerability to flooding	Flood risk - planning applications approved against Environment Agency advice
	Properties at risk of flooding from rivers or the sea (EA)
	Incidence of fluvial flooding (properties affected)
	Incidence of coastal flooding (properties affected)
	Developments refused because of risk of coastal erosion
	Incidence of flood watches and warnings (EA)
17. To conserve and enhance biodiversity and geodiversity	Change in number and area of designated ecological sites
	Reported condition of ecological SSSIs (NE/ Wildlife Trust)
	Achievement of Habitat Action Plan targets
	Achievement of Species Action Plan targets

Objective	Indicator
	Change in number and area of designated geological SSSIs and RIGs (NE)
	Reported condition of geological SSSIs and RIGs (NE)
18. To conserve and where appropriate enhance areas of historical and archaeological importance	Number of listed buildings and heritage assets at risk
	Area of historic parks and gardens
	Number and area of Conservation Areas and Article 4 directions
	Number of Conservation Area Appraisals completed and enhancement schemes implemented
	Number of designated sites lost, or adversely affected, by development [Including their settings].
	Number of buildings taken off the BAR register annually.
	Number of Scheduled Ancient Monuments (SAMs) damaged as a result of development
	Planning permissions affecting known or potential archaeological sites
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Number and percentage of new dwellings completed on previously developed land
	Number and percentage of existing housing commitments on previously developed land
	Number of vacant dwellings
	Changes in the landscape
	Number / area of town / village greens and commons
	Area of designated landscapes (AONB)
	Number of Countryside Stewardship /Environmental Stewardship schemes
	Number of planning applications refused for reasons of poor design
Economic Objectives	
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Take up of employment floorspace
	Employment permissions and allocations
	Percentage change in the total number of VAT registered businesses in the area (Suffolk Observatory)
	Change in number of businesses registered to pay business rates (Suffolk Observatory)
	Number and percentage of employees by employment division
	Number and percentage of businesses by main industry type (AMR)
	Number an percentage of businesses by size (number of employees) (AMR)

Objective	Indicator
	Number and percentage of businesses by industry type in key sectors (local authority to specify key sectors) (AMR)
	Comparative industrial and office rental costs within the plan area (estate agents)
	Employment permissions and allocations in rural areas
21. To revitalise town centres	Proportion of town centre units with A1 uses
	Vacant units in town centres
22. To encourage efficient patterns of movement in support of economic growth	Distances travelled to work for the resident population (Census)
	Import/export of workers to district and/or major towns (Census).
	Employment permissions and allocations in urban areas
	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)
	Number of developments where a travel plan is submitted or is a condition of development
	Percentage of journeys to work undertaken by sustainable modes
	Proportion of port freight carried by rail (Port Authorities / AMR)
23. To encourage and accommodate both indigenous and inward investment	Employment land availability
	Employment permissions and allocations

Appendix 1: Schedule of comments received on Interim Sustainability Appraisal Report

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
Suffolk Wildlife Trust (Mr James Meyer) [2605]	FPP2	Felixstowe Area Action Plan (AAP) Preferred Options Document A number of the policies in the draft AAP have negative scores for the biodiversity Sustainability Appraisal indicator (indicator 17). It is unclear how this will be addressed and a plan should not be put forward which results in an overall negative impact on biodiversity, as such this would not be in conformity with the NPPF. For example policy FPP2 scores negatively on the environmental Sustainability Appraisal criteria and it is unclear how allocation of this site would address this.	Appraisal for policy FPP2 indicator 17 scores minor positive. The minor negatives recorded do not relate to biodiversity and the overall scoring for environmental effects is positive.	No change.
Mrs Julie Cornforth [3234]	1.27	How can you believe any of the objectives on the list provided. For example, how will building 1700+ houses on Fxt peninsula "reduce the effects of traffic on the environment or improve air quality?"	Noted. The SA objectives have been tested through the Core Strategy examination and found sound. However, the scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
Mr Robert Whitehouse [3749]	1.27	Many of the stated sustainability objectives (at least 1, 2, 5, 8, 11, 14, 15, 17, 19) are jeopardised by incremental use of greenfield land for residential development.	Noted.	No change.
Mr & Mrs Trevor & Gillian Mason	Preferred Policy FPP5: Land north of Conway Close, Felixstowe	The Assessment is misleading and inaccurate in that it would provide access to two primary schools - if they still have capacity once the 200 homes have been built on the other side of Ferry Road. Those houses are intended to have their full quota of affordable houses in order to attract young families. For "Helps reduce the effects of traffic on the environment" read "access will be via a narrow country road which cannot cope with the current level of traffic". The main access to and from the Academy will be via a designated Quiet Lane, otherwise a two mile journey along Walton High Street	Suffolk County Council has a legal duty to ensure the provision of education from ages 2 to 16. That the main access to and from the Academy will be via a designated Quiet Lane, is an assertion. Distances measured between points are based on the assumption that the majority of journeys will use the main routes available.	No change.

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		will be necessary. The site is referred to as "a central location" which is incorrect. It is 1.5 miles from the town centre, 4 miles by road from the Port complex, making a car essential. Its only large shopping outlet (20 minutes walk) is a convenience store whose prices accommodate small shopping needs only. The site will suffer the same drainage problems as its neighbour, with developers to date being unable or unwilling to install a new system due to cost.	<p>In relation to all sites appraised in the Felixstowe Peninsula Area Action Plan area, including the settlements of Bucklesham and Kirton, certain Felixstowe sites can be referred to as being in "a central location". It is assumed that the majority of longer journeys will be undertaken by car and/or public transport.</p> <p>Advice on site drainage has been requested of, and received from, Anglian Water. This information will help inform policy development and if required, potential mitigation measures.</p>	
Ms C.H Haniford	Preferred Policy FPP5: Land north of Conway Close, Felixstowe	The site can hardly be described as "central". Nor is it particularly close to "key services", unless you have transport, good mobility or no children.	<p>All sites being considered for potential allocation within the FPAAP document were given a Site Appraisal. Part of this appraisal work considered the relative distances of all sites within the Area Action Plan area from services in Felixstowe town centre. Compared with sites in e.g. Kirton or Bucklesham, site 502e is considered to be central.</p> <p>It is assumed that the majority of longer journeys will be undertaken by car and/or public transport.</p>	No change.
Mr Steve Burch [4042]	Preferred Policy FPP5: Land north of Conway Close, Felixstowe	This site is on the edge of area of outstanding natural beauty. We are concerned about 700 extra vehicles, from both sites putting pressure on Colneis Rd and Upperfield Drive at school time which is chaotic at present. Also that Gulpher Road which is a quiet lane being used as a rat race for the Walton Academy.	All sites being considered for potential allocation within the FPAAP document were given a Site Appraisal. Part of this appraisal work considered the relative distances of all sites within the Area Action Plan area from services in Felixstowe town centre. Compared with sites in e.g. Kirton or Bucklesham, site	No change.

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		We disagree the site being a central location as in the overall assessment. It is 1 1/2 miles to town centre 4 miles to dock and employment 3/4 mile to bus stop with a hourly service.	502e is considered to be central.	
Suffolk Coastal District Council (SCDC Environmental Protection)	Land North of High Street, Walton - SHLAA Ref 451g	Indicator Number 10 of the Sustainability appraisal (to maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with this site.	Agree.	Change indicator number 10 scoring to minor negative.
Suffolk Coastal District Council (SCDC Environmental Protection)	Land rear of Conway Close, Felixstowe - SHLAA Ref 502e	Indicator Number 10 of the Sustainability appraisal (to maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with this site.	Agree.	Change indicator number 10 scoring to minor negative.
Suffolk Coastal District Council (SCDC Environmental Protection)	Land opposite Hand in Hand Public House, Trimley St. Martin - SHLAA Ref 451b	Indicator Number 10 of the Sustainability appraisal (to maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with this site.	Agree.	Change indicator number 10 scoring to minor negative.
Suffolk Coastal District Council (SCDC Environmental Protection)	Land off Howlett Way, Trimely St. Martin - SHLAA Ref 451d & 451c	Indicator Number 10 of the Sustainability appraisal (to maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with both of these sites.	Agree.	Change indicator number 10 scoring to minor negative.
Suffolk Coastal District Council (SCDC Environmental Protection)	Land South of Thurmans Lane, Trimley St. Mary - SHLAA Ref 383f & 451f	Indicator Number 10 of the Sustainability appraisal (to maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with both of these sites.	Agree.	Change indicator number 10 scoring to minor negative.
Suffolk Coastal	Employment	Indicator Number 10 of the Sustainability appraisal (to	Agree.	Change indicator

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
District Council (SCDC Environmental Protection)	Land at Haven Exchange	maintain and where possible improve air quality) needs to be recorded as minor negative '-' and not neutral 'o' as there will be additional emissions from vehicles associated with this site.		number 10 scoring to minor negative.
Mr R Modrzyński	Trimley St Martin	<p>For example to REDUCE greenhouse gases, REDUCE waste, REDUCE effects of traffic, INCREASE air quality. The process of building, occupying and maintaining these houses and sites can only INCREASE greenhouse gases, waste generation, the amount of traffic as well as many of the other factors and DECREASE air quality and wildlife habitats. The word 'likely' is completely misleading.</p> <p>I would suggest that there must be some quantitative data available to demonstrate, per house occupant and/or house the lifetime environmental effects in terms of greenhouse gases, air pollution, water and waste usage etc and that this information should have been included in the plan. This would allow a quantitative assessment and avoid such nebulous terms as 'likely'.</p> <p>I find the criteria on page 15 FPAAP difficult to correlate with the scoring system guidance given on pages 10 - 12. The scoring often seems to result in a favourable outcome whereas any reasonable person could not fail to see some of the glaringly obvious and significant negative effects. Many of these scores seem to have no factual bases with little or no factual information to substantiate them</p>	<p>Noted. The SA objectives have been tested through the Core Strategy examination and found sound.</p> <p>Information regarding the methodologies and specific scoring of individual sites can be found in the Interim Sustainability Appraisal Report October 2015. This document is available online.</p>	
mr r modrzyński	Trimley St Martin	In terms of the scoring, the criteria look to positive or negative changes. In doing so I am struggling to understand the purpose of a 0 score, it has little basis although I understand what it is trying to show. If one had a neutral question i.e. what is the affect on air quality it could improve, reduce or stay the same. One cannot have a neutral effect on a positive or negatively based question. I wrote assessments for many	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>years.</p> <p>From page 36 onwards: Scores on SA given in brackets () where appropriate.</p> <p>1. (0) IMPROVE health, local GPs are operating with reduced staff and certainly the Grove surgery has been operating phone appointments for some months due to lack of resources. Increasing population numbers cannot possibly increase without large scale investment and even more significantly the ability to recruit and retain staff to cope; this score and must surely be -ve</p> <p>TStM primary school as I understand it, would not have anywhere near the capacity to deal with an approximate doubling of the village population. In addition it is stated that developments are in walking distance of the school. In my experience the road outside the school becomes lined with dozens of cars which makes for traffic jams if one is unfortunate to have to go that direction at peak times. Evidence would show that many people use there cars to access the school, usually or depending on the weather, regardless of distance which may be due to a number of factors. The considerable distance from the Howlett Way development, with no access along the main road, would clearly give rise to additional traffic. There would also be a need to cross the now much busier Howlett Way road to use existing footpaths, an even longer walk. I therefore see a considerable increase in road traffic along minor roads increasing negative impacts and increasing the potential for accidents.</p> <p>This also negatively affects air quality and quality of life. - - ve</p>		
mr r modrzyński	Trimley St Martin	2. Education and skills. Again I see no justification for this being improved but with sufficient resources it could be maintained. One may educate a larger number to the same	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		level but without extra resources/new training systems no improvement would seem possible. With numbers of 6th form age people using the facilities in Ipswich, which also has vocational training, one would expect the usage of private and public transport to increase proportionately.		informing the SA objectives.
mr r modrzyński	Trimley St Martin	3. Reduce crime and ASB. The doubling in size of the village with current and potentially falling Police numbers as well as unknowns regarding populations cannot give a reduction. I see no justification regarding how a reduction may be achieved and in fact reduced enforcement (possibly per capita) and a 'change' in the character of the village I would suggest an increase in total negative incidents, even if the per capita rate is maintained.	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	4. Reduce poverty, no effect	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	5. Improve access to key services. As it is stated no new key services will be created this should be -ve	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	6. Employment, with the small number of temporary jobs which 'may' be created it hardly constitutes much of a benefit to the community, certainly not in comparison to the detriments already noted and those yet to be. Large builders tend to recruit from a large area and keep certain of their own people, I would expect to see large numbers travelling considerable distances from perhaps a 30 mile radius to work on the site. Not a great benefit to the local workers and lots of car and van journeys contributing to pollution.	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	7. Meet housing requirement for all. Given increasing house prices and ever reducing numbers of people being able to	The scoring criteria attached to individual indicators informing the SA objectives will be	Review the scoring criteria attached to

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>afford even starter homes I doubt that any housing built on these sites will assist this aim.</p> <p>There also seems to be considerable deviation reported on the actual delivery of affordable housing highlighting a significant difference between planned and committed numbers and the number built. If the aim is not able to guarantee delivery what is the point of the aim. We may just end up with a larger number of 3, 4 and 5 bedroom houses to satisfy the better off and private landlords. This also reflects on the employment criteria but will be mentioned here. There are no signs of significant growth in the Felixstowe area to justify the extent of extra housebuilding and influx of potential labour. There are several mentions of the Port but the reliance on one facility to drive employment and economic growth is an extremely risky one as well as it being dubious as to whether it will create large numbers of jobs. One would therefore have to suggest that those that would occupy the homes planned would be travelling to other places i.e. Ipswich and beyond and possibly some using them as second homes. The large employers i.e. BT are moving more jobs offshore and Felixstowe etc is outside the travel limits for Sizewell B (and C) so there will be no influence there.</p> <p>In my opinion a great deal could be done by utilising economic and other factors to ensure SC is not just a place for the protected, nice areas to be preserved and to be used as second homes with limited positive economic benefit and the exclusion of those that want to live and work here full time.</p> <p>Reducing vacant properties and enabling them to be utilised by full time inhabitants should run alongside further housing number growth.</p>	reviewed as a result of consultation feedback.	individual indicators informing the SA objectives.
mr r	Trimley St	8. (++) Improve quality of where people live and community	The scoring criteria attached to individual	Review the scoring

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
modrzyński	Martin	participation. Quite frankly I am baffled by the justification for the ++ score based on the comments given. Many acres of productive farmland will be dug up and concreted to create a village ~ twice the size which will look like a large housing estate from the A14 roundabout to Felixstowe. The separation of the two villages with demarcation made by a large visible arable area makes the village look like a village. One then sees a variety of housing before moving to following communities. This field area a pleasure to see and be able to access, there is no possible justification of a ++ score that can be achieved by building on it. Improvements of Rights of Way is a trivial task which only maintains what exists, in a much more suitable and fitting surrounding. If the RoW were maintained it would make this point irrelevant, it would just make it fit for purpose as it should be currently anyway. As it is Council budgets are reducing and less and less maintenance is being carried out, as such any improvement would seem somewhat temporary and irrelevant. The plan to introduce a 'green area' to compensate for the loss of acres of greenfield is frankly preposterous, it is window dressing and irrelevant compared to the detriment. This should be a - - ve score	indicators informing the SA objectives will be reviewed as a result of consultation feedback.	criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	10. Air quality. This is not likely to remain stable it can only, with the building and occupation process cause it to decline.	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	13. Once again it is not 'likely' to increase waste, it WILL increase waste - - ve	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	14. Reduce effects of traffic. In general the building of the number of houses proposed in the Felixstowe - Trimley corridor will lead to thousands of extra traffic movements per	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>day. Expanding a village to double its size will generate a vast amount of extra traffic from domestic usage, throughout the day, evening and night. There is also of course extra public transport assuming that it runs at times which correspond to when people wish to travel and the destinations they wish to reach. Deliveries and services vehicles etc etc. I see that public transport is referred to several times however these services are well occupied at peak times and running extra together with traffic movements from those going to other places or that need different timings, mobility etc would lead to great difficulties on the High Roads through the villages. The peak times could have to deal with several hundred people going through the villages in either direction, together with extra public transport. The High Roads already have great difficulty due to the school collection at peak times and road side parking. This will be a terrible journey. Not to mention those on the route will be subjected to a great deal of extra traffic noise and pollution. No amount of tinkering with traffic flows is going to alleviate the problems, there is no room for road widening along enough of the route.</p>		informing the SA objectives.
mr r modrzyński	Trimley St Martin	15. Reduce greenhouse gases. Energy consumption per capita may reduce due to improved building standards however TOTAL emissions will be increased significantly for the lifetime of the housing stock and the detriment of the environment. --ve	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	16. Reduce flooding. Although a low flood risk zone reduction in absorption capability by building over greenfield is a substantial reduction in the sites capacity. No amount of mitigation will significantly change the negative effects. -/-- ve	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
mr r modrzyński	Trimley St Martin	17. Wildlife conserve and ENHANCE. Again the removal of natural environment is a destruction of habitat which is totally out of keeping with the village aspect and location. --ve	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
				informing the SA objectives.
mr r modrzyński	Trimley St Martin	<p>18/19. I am struggling to think of how the aspects of listed buildings will be enhanced by any sort of modern building, certainly of the type that will almost certainly be built on these sites. The filling in of the visible gap between the Trimleys, that visible from Howlett Way is a positive detriment to the character of the villages. It turns two habitations into, at least, the appearance of one sprawling mass. A small increase in numbers perhaps in line with the proposals, current Mushroom farm development and opposite the Hand in Hand may enable much of the character to be maintained. The Larger Howlett Way development would not only be grossly more than the expected housing need but also ruin the village by ~ doubling its size. - - ve</p> <p>The remaining points are already covered but to reiterate briefly, I fail to see how more houses will regenerate the town centre, extra people will do as the current ones do. So much trade will take place out of centre although somewhat of an increase may be expected. I fail to see any justification for the ++ score in terms of employment, it appears a hopeful but baseless assessment.</p>	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual indicators informing the SA objectives.
Mr Christopher Harrison	Housing 3.39	<p>Sustainability Appraisal.</p> <p>7. To meet the housing requirements of the whole community,</p> <p>10. To maintain and where possible improve air quality,</p> <p>11. To conserve soil resources and quality,</p> <p>14. To reduce the effects of traffic on the environment,</p> <p>16. To reduce vulnerability to flooding,</p> <p>19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.</p> <p>With reference to the Sustainability Appraisal, they do not appear to have been considered in relation to the</p>	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual.

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>developments to Conway Close (502e) and Ferry Road DC/13/3069/OUT).</p> <p>7. What about elderly population in Felistowe?</p> <p>14. Traffic- Gulpher Road is deemed a "quiet road"! Ferry Road/ Colneis Road 500+ cars and service vehicles!</p> <p>16. Both sites will flood onto the surrounding areas and the roads have no drainage!</p> <p>19. Despite what has been stated both these developments will have an impact and effect on the Area of Outstanding Natural Beauty (AONB).</p>		
Christchurch Property Company Limited [2980]	Preferred Policy FPP1: Housing	<p>Candle Road site-</p> <p>The Council has failed to properly assess appropriate alternative sites in their Interim Sustainability Appraisal to ensure that the most sustainable sites come forward. The plan is, therefore, not "justified.</p>	The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.	Review the scoring criteria attached to individual.
Trinity College Cambridge	Preferred Policy FPP1: Housing land north of Walton High Street, Walton, Felixstowe	<p>The suitability of the site for housing is reaffirmed by its sustainability. The Interim Sustainability Appraisal supporting the AAP consultation identifies that it is one of the most sustainable on the peninsula, scoring particularly well in terms of social effects by providing access to a wide range of key services including employment, health and education. This is no surprise, for the following reasons:</p> <ul style="list-style-type: none"> ■ The site is located opposite Felixstowe Academy and within walking distance of a number of primary and pre-school facilities and the wide range of shops and services and facilities available on Walton High Street. ■ It is adjacent to the main bus route (Walton High Street) connecting Felixstowe, Walton and the Trimleys with neighbouring centres and within walking distance of both Felixstowe and Trimley railway stations. ■ Of those available for development, the site is one of the closest to the Port of Felixstowe and its other employment areas, making it ideally placed to help the Council to reverse unsustainable patterns of in-commuting to Felixstowe 	Noted.	No Action.

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>■ The site is entirely contained by Candlet Road to the north, Walton High Street to the south, the A14 (Port of Felixstowe Road) to the west, and existing residential development to the east, limiting the potential for development to encroach into the wider countryside or have harmful landscape impacts. The site is largely enclosed by existing established hedgerows, which can be supplemented to provide further landscape containment.</p>		
<p>Pigeon Investment Management Ltd</p>	<p>Preferred Policy FPP1:</p>	<p>It is surprising that Alternative Option Site 3022a did not score more highly in the Preferred Options Sustainability Appraisal when compared to the preferred sites listed above. as follows: "The site scores well in terms of economic effects due to its close proximity to employment opportunities and given relatively good public transport provision. The loss of Grade 2 agricultural soil results in a major negative environmental effect. However, there may be scope for mitigation."</p> <p>In response to the major negative environmental effect of using Grade 2 agricultural land, it is clear that there is no difference with the conclusions for a number of preferred allocations. The proposed site is on the boundary of grade 2/3 agricultural land. All undeveloped and proposed allocation sites within Trimley St.Mary and Trimley St.Martin are on Grade 2 Agricultural Land. The proposed site is therefore no more important for protection as agricultural land than the allocated sites and may in fact be less desirable due to the size of the site and the overall quality. One of the objectives where the site did not score very favourably was in respect of SA Objective 8, to improve the quality of life and where people live. The SA comment here incorrectly assumed that the site will be accessed via the adjoining estate roads and as such could potentially result in a negative impact for local residents.</p>	<p>The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.</p>	<p>Review the scoring criteria attached to individual.</p>

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>The reality, as set out in more detail in the delivery statement below, is that access can be provided directly on to High Road.</p> <p>In respect of the site assessments and commentaries for the preferred allocations set out in the AAP, there appear to be a number of reoccurring themes which do not necessarily appear to be reflected in the sustainability appraisals.</p> <p>These are as follows:</p> <p>Air Quality: This is clearly an issue with air quality assessments being required for the majority of the preferred allocation sites. This is an issue, particularly associated with proximity of the sites to the urban area of Felixstowe and major transport routes including the A14. In respect of the majority of the preferred allocations, and in particular the largest sites, these are more closely related to the A14 and Felixstowe than Alternative Option Site 3022a. As such, simply on the basis of the degree of separation, it can be concluded that site 3022a will perform better in respect of air quality.</p> <p>Sewage Capacity: Sewage capacity is an issue raised by Anglian Water in respect of the Felixstowe sites and the site in Kirton. These sites potentially require improvement to the capacity of the foul sewer network. This does not appear to be an issue for the Trimley Villages and as set out in the delivery strategy below a preliminary foul and surface water drainage strategy has already been prepared for Alternative Option Site 3022a.</p> <p>Noise: The potential impact of noise does not appear to have been given much consideration. It should be noted, that some of the preferred allocations lie adjacent to junctions on the A14. These sites or parts thereof may be susceptible to noise disturbance which may require mitigation and/or potentially reduce the developable area. Alternative Option Site 3022a,</p>		

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>lies to the south of the A14 separated by the established allotment gardens and as such is unlikely to be adversely affected by noise from the road.</p> <p>Transport Assessments: The larger preferred option allocations will require transport assessments to be carried-out. These may potentially reveal highway safety or capacity issues which could impact on the quantum of development achievable and delay delivery. This would not be necessary with the scale of development proposed on Alternative Option Site 3022a.</p> <p>Heritage Assets: A number of the preferred option sites have a close relationship with existing heritage assets. In some cases the SA scored these relationships to be positive on the basis that the setting may be improved. It does not necessarily seem reasonable that a site that will have an impact on heritage assets should score more highly than one where heritage assets are unaffected as is the case with Alternative Option Site 3022a.</p> <p>In conclusion it is clear from the above that Alternative Option Site 3022a has many advantages over some of the preferred allocation sites and there are no obstacles to it coming forward for development. It is in a sustainable location and could readily deliver much needed housing, including affordable housing, a significant social benefit, with very limited environmental consequences. This assessment further supports the case that it should be included as a preferred allocation.</p>		
Mr Howard Price	FPP5	It needs to be recognised that the Preferred Option site and the adjacent site mentioned here would, together, represent a very significant increase in the size of the 'Old Felixstowe' neighbourhood. If Gulpher Rd remains (hopefully) a 'Quiet	All sites being considered for potential allocation within the FPAAP document were given a Site Appraisal. Part of this appraisal work considered the relative distances of all	

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		Lane', that can only result in significant additional traffic along Ferry Rd and either Colneis Rd or Church Rd, in both cases affecting existing primary schools and increasing noise. Contrary to the sustainability appraisal, the site is not close to any key services except those schools. It's difficult to understand how the loss of G1 agricultural land can be mitigated.	sites within the Area Action Plan area from services in Felixstowe town centre. Compared with sites in e.g. Kirton or Bucklesham, site 502e is considered to be central. The SA acknowledges that the loss of G1 agricultural land is difficult to mitigate but recognises that the policy deals this to some extent through the requirement to provide an element of open space within the development.	
Trinity College Cambridge	FPP6	<p>The suitability of the site for housing is reaffirmed by its sustainability. The Interim Sustainability Appraisal supporting the AAP consultation identifies that it scores well when considered against its social, environmental and economic effects. For example:</p> <ul style="list-style-type: none"> ■ The site is located close to a range of local services, including the Trimley Sports and Social Club, Memorial Hall, Hand in Hand Public House, and Trimley Methodist Church. ■ It is adjacent to bus routes (High Road) connecting the village with Felixstowe and Ipswich. ■ The site will assist in the Core Strategy's aim to reduce and reverse the unsustainable patterns of incommuting to Felixstowe (the Port and its other employment areas). ■ On site open space to provide a village green to the High Street frontage to provide a new open space for the village (community benefits), and reduce the impact on the setting of the Hand in Hand Public House. <p>In essence, the site is ideally suited for residential development and its allocation in the AAP is entirely consistent with the Core Strategy's short to medium term objectives to deliver organic and evolutionary growth over a mixture of sites immediately abutting existing built up areas.</p>	Noted	No Change
Trinity College Cambridge	Preferred Policy FPP7:	The suitability of the site for housing is reaffirmed by its sustainability. The Interim Sustainability Appraisal supporting	Noted	No change

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
	Land off Howlett Way, Trimley St. Martin	<p>the AAP consultation identifies that it scores well when considered against its social, environmental and economic effects. For example:</p> <ul style="list-style-type: none"> ■ The site is centrally located to the villages of Trimley St. Martin and Trimley St. Mary and provides an opportunity for organic and evolutionary growth as outlined by Core Strategy Policy SP21. ■ The site is located close to a range of local services, including the Trimley Sports and Social Club, Memorial Hall, Hand in Hand Public House, and Trimley Methodist Church. ■ It is adjacent to bus routes (High Road and Howlett Way) connecting the village with Felixstowe and Ipswich. ■ The site will assist in the Core Strategy's aim to reduce and reverse the unsustainable patterns of incommuting to Felixstowe (the Port and its other employment areas). ■ The site offers the opportunity to link to the existing Public Right of Way Network, and Bridleways Network. <p>In essence, the collective site (incorporating SHLAA sites 451c and 451d) is ideally suited for residential development and its allocation in the AAP is entirely consistent with the Core Strategy's short to medium term objectives to deliver organic and evolutionary growth over a mixture of sites immediately abutting existing built up areas.</p>		
Trinity College Cambridge	FPP8: Land off Thurmans Lane, Trimley St Mary	<p>The suitability of the site for housing is reaffirmed by its sustainability. The Interim Sustainability Appraisal supporting the AAP consultation identifies that it scores well when considered against its social, environmental and economic effects. For example:</p> <ul style="list-style-type: none"> ■ The site is located relatively close to a range of local services, including the local shops on Faulkeners Way. ■ It is adjacent to bus routes (Faulkeners Way, off Thomas Avenue) connecting the village with Felixstowe and Ipswich. ■ The site will assist in the Core Strategy's aim to reduce and reverse the unsustainable patterns of incommuting to 	Noted	No change

Respondent	Section/ Policy	Summary of rep	Council's Assessment	Action
		<p>Felixstowe (the Port and its other employment areas).</p> <ul style="list-style-type: none"> ■ The site offers the opportunity to link to the existing Public Rights of Way Network and Village Green. <p>In essence, the site is ideally suited for residential development and its allocation in the AAP is entirely consistent with the Core Strategy's short to medium term objectives to deliver organic and evolutionary growth over a mixture of sites immediately abutting existing built up areas.</p>		
<p>Christchurch Property Company Limited</p>	<p>Appendix 7: Felixstowe, Trimley St Mary & Trimley St Martin Inset Map</p>	<p>5. THE SUSTAINABILITY OF THE CANDLET ROAD SITE AND THE COUNCIL'S SUSTAINABILITY APPRAISAL</p> <p>5.5 The Council have prepared an Interim Sustainability Appraisal Report (October 2015) to support the emerging AAP. The Sustainability Appraisal must be shown to be adequate. It is submitted that, when subject to detailed examination, it will become apparent that the Sustainability Appraisal is not adequate, particularly with regard to the way that the Sustainability Appraisal appraises the strategic alternatives. It is not clear from the appraisal that the Preferred Options chosen, there is no indication in the Sustainability Appraisal of the reasons why these specific choices have been made against potential alternative locations. As a consequence, there is no basis to say whether the Preferred Options would perform better, or worse, than the preferred options in the emerging Plan.</p> <p>5.6 In other words, it cannot be concluded that the Council have properly taken into account reasonable alternatives and, essentially, this is why there is no basis for finding the Preferred Options to be sound.</p>	<p>The scoring criteria attached to individual indicators informing the SA objectives will be reviewed as a result of consultation feedback.</p>	<p>Review the scoring criteria attached to individual</p>

Appendix 2: Final SA rules with Schedule of Amendments

Settlement /Ref number /Sample site		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall		Distance to hospital Distance to GP Leisure facilities within walking distance ¹⁰ Refer to Table A.
2. To maintain and improve levels of education and skills in the population overall		Provision of additional school capacity ++ Capacity at both primary and secondary scores ¹¹ + Capacity at either secondary or primary scores - Capacity at neither primary or secondary scores --
3. To reduce crime and anti-social activity		Unlikely to be affected. ¹²
4. To reduce poverty and social exclusion		The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area. ¹³
5. To improve access to key services for all sectors of the population		CIL will be levied on... Refer to Table B.
6. To offer everybody the opportunity for rewarding and satisfying employment		Some employment created during the construction phase. Minor development up to 9 units scores 0 Major development 10+ scores + ¹⁴
7. To meet the housing requirements of the whole community		Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies. ¹⁵
8. To improve the quality of where people live and to encourage community participation		Comments based on GIS search of physical and topographical features and observations taken from site visits. Potential future amenity is appraised.
9. To maintain and where possible improve water quality		Indicators unlikely to be affected. (Unless Anglian Water comments would indicate otherwise).
10. To maintain and where possible improve air quality		Default score is - Any development will increase emissions through increases in associated traffic movements, if not directly through buildings. ¹⁶
11. To conserve soil resources		Scoring determined according to Natural England Agricultural

¹⁰ The accessibility of leisure facilities, as identified and defined, by the SCDC Leisure Strategy 'underpinning assessments' is ascribed a double positive due to the likely frequency of usage and the proximate health benefits. Reference to *'Will it encourage healthy life styles?'*

¹¹ Capacity at schools based on numbers of dwellings to be allocated as identified at the preferred options stage using Suffolk County Council standard pupil multipliers. The impact of each site is considered in each SA; the cumulative impact of all alternative sites being allocated was not appraised. The baseline date is 31.03.2015.

¹² Default response owing to the difficulty in ascribing potential affects of development on crime rates.

¹³ Default is 0. From ONS data, the poorest wards in SCDC LA area are Felixstowe north, south, and west. If housing located in poorest wards score as +.

¹⁴ No distinction made between small and large major development due to the temporary nature of the work created.

¹⁵ 3 or more dwellings in LSC or KSC or 6 or more dwellings in market towns or major centres is the standard affordable standard housing threshold. A + scoring is ascribed when this threshold is achieved up to 9 + dwellings being proposed when a ++ scoring is ascribed.

¹⁶ Scoring changed from default 0 to default - on suggestion of SCDC Environmental Health.

and quality	Soils Classification map. Refer to Table C.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals. Default 0. ¹⁷
13. To reduce waste	Likely to result in an increase in waste production. Default score - For large major development i.e. 200+ units score as --
14. To reduce the effects of traffic on the environment	Refer to Table D. ¹⁸
15. To reduce emissions of greenhouse gases from energy consumption	Default score -: Overall emissions could rise. Code for Sustainable Homes removed. Code Level 4 equivalent through building regulations. The Government has stated that it will not require new dwellings to be zero carbon. Minor and small major development score – and large major development score --.
16. To reduce vulnerability to flooding	Default score 0: Any site in Flood Zone 1 scores 0. ¹⁹
17. To conserve and enhance biodiversity and geodiversity	Desk top exercise to identify designations by interrogating SCDC's GIS.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	Desk top exercise to identify designations by interrogating SCDC's GIS. ²⁰
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Desk top exercise to identify designations by interrogating SCDC's GIS. ²¹
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Default score 0: The scale of development is unlikely to create additional employment land. ²²
21. To revitalise town centres	Default score 0: The scale of development is unlikely to create additional employment land but may help support existing services in town/village centres. ²³
22. To encourage efficient patterns of movement in support of economic growth	See Table E.
23. To encourage and accommodate both indigenous and inward investment	Default score 0: A development of this size is unlikely to encourage and accommodate either indigenous or inward investment. ²⁴
Conclusion	
Significant positive effects	
Significant negative effects	

¹⁷ Mineral Consultation Areas noted.

¹⁸ Given the rural nature of the LA area, 10 mile travel distances to access employment and weekly shopping requirements was adopted as the standard. If schools were within walking distance, it was assumed that trips to school by car would be potentially reduced as compared with schools not with in walking distance.

¹⁹ If part of a site is located within Flood Zone 2 or 3, that part is assumed not to be proposed for development. This consequent reduction if site capacity is carried through the whole Sustainability Appraisal scoring exercise. If over 50% of the site is affected by surface water flooding, a requirement for SuDS is stated.

²⁰ Combined with site visit observations.

²¹ Combined with site visit observations.

²² Where the creation of new or upgraded employment land is proposed, this is captured in the scoring.

²³ Development in small settlement can have a disproportionate effect. Where small settlements have a village shop, the potential beneficial effects on the shops usage are captured in the scoring.

²⁴ If business or retail units are proposed as part of the scheme, this is captured in the scoring.

Potential mitigation measures
Overall assessment:

Table A-Scoring for Indicator 1: Health							Combine rows
Distance to hospital will normally be by car.	Up to 6 miles (15 mins)	+	6 – 12 miles (30 mins)	0	12+ miles (45 mins)	-	
Distance to GP should ideally be local.	Under a 1 mile	+	1-5 miles	0	Over 5 miles	-	
SCDC Leisure Strategy facilities (see list)	More than 1 available within 1 mile	++	1 available within 1 mile	+	None available	-	
Evaluate each row's score for final score							

Table B-Scoring for Indicator 5: CIL scoring: charging rate x potential quantum			
Assumed scale of development	Low	Medium	High
Minor Up to 9	0	0	0
Small major 10-199	+	+	+
Large major 200+	+	++	++

Table C- Scoring for Indicator 11: Agricultural Soils Classification	
Quality	Score
Redevelop brownfield land	+
Loss of greenfield land (3b-5)	0
Loss of greenfield land (1-3a) < 1 ha	-
Loss of greenfield land (1-3a) 1 ha+	--
Not in agricultural use	0

Table D-Scoring for Indicator 14: The effects of traffic on the environment	YES	NO
Primary school walkable? 1.5 miles?	+	-
Secondary school walkable 2 miles?	+	-
Work within 10 miles?	+	-
Weekly shopping within 10 miles?	+	-
Evaluate each row's score for final score		

Table E-Scoring for Indicator 22: Efficient patterns of movement in support of economic growth		
	Places of employment	
Bus stops within 0.6 miles?	Yes = +	No = -
Train station within 5 miles?	Yes = +	No = -
Employment less than 10 miles	Yes = +	No = -
Evaluate each row's score for final score		

Evolution of questions the Council posed itself in addressing SA indicator			
Indicator	Issues & Options	Preferred Options	Final Submission
1. To improve the health of the population overall	Whether the distances pupils walk to school is an appropriate measure for health.	Distances to hospitals/GP's: Thresholds reviewed due to longer journeys taken in rural parts of district.	Distances pupils walk to school substituted by a review of how many leisure/ physical activity facilities are available within easy reach in each settlement.
2. To maintain and improve levels of education and skills in the population overall	Distances to schools main question.	Modified to consider whether a lack of capacity exists at primary or secondary schools.	Scoring modified for educational capacities so that lack of capacity at either a primary or a secondary does not result in a double negative but rather a single negative. Lack of capacity at both primary and secondary now results in a double negative score. As allocations identified, cumulative impacts considered.
3. To reduce crime and anti-social activity	Default: Provision of passive surveillance scored a single positive.	<u>Consultation feedback</u> : Default score changed to zero.	No change from Preferred Options approach.
4. To reduce poverty and social exclusion	Default: Provision of affordable housing used as key question.	Modified to reflect central government changes to affordable housing threshold provision including in AONB. Additional question regarding whether site is located within the most deprived wards according to ONS data.	Modified to remove consideration of affordable housing. Key question: Location relative to most deprived wards in the district according to ONS data.
5. To improve access to key services for all sectors of the population	Key question: Settlement hierarchy position.	Default: No new services unless 500+ dwellings being proposed.	Substitution: The amount of CIL to be levied by estimated quantum of delivery x the relative charging rate.
6. To offer everybody the opportunity for rewarding and satisfying employment	Key question: Distance from strategic employment sites was substituted.	New default: Some employment during construction phase.	Substitute default: Amount of temporary work created during the construction phase according to the scale of the scheme. If the scheme creates additional commercial land the scoring reflects this positively.
7. To meet the housing requirements of the whole community	Indicator of affordable housing provided.	New default: Score positive unless strategic levels of housing proposed then score double positive.	Modification: Change quantum thresholds to more accurately reflect quantum of delivery now included.
8. To improve the quality of	Detail of spatial relationship, highways	No change from Issues and Options	No change from Issues and Options approach.

where people live and to encourage community participation	feedback and site visit observations. More subjective scoring to capture 'uniqueness' of individual sites.	approach	
9. To maintain and where possible improve water quality	Default: Score zero due to lack of data.	No change from Issues and Options approach	No change from Issues and Options approach
10. To maintain and where possible improve air quality	Default: Score zero	Default: Score zero	<u>Consultation feedback</u> : Default as – 'All development is likely to engender a reduction on air quality including through associated traffic generation'.
11. To conserve soil resources and quality	Key question: Loss of greenfield land.	Modified: Include reuse of previously developed land and soil quality according to Natural England soil classifications.	<u>Consultation feedback</u> : Modified: Soil classifications refined to score loss of 'best and most versatile land' accordingly.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	Default: Score zero	No change from Issues and Options approach	No change from Issues and Options approach
13. To reduce waste	Default: Score positive based on modern standards resulting to per capita reductions in waste.	Modified: New default: New development likely to result in increase in waste. Score negative.	No change from Preferred Options approach.
14. To reduce the effects of traffic on the environment	Broad statements based on rural/urban basis x size of development.	Substituted: Distances to strategic employment/weekly shopping/medical facilities and schools measured.	Modified: Distances from medical facilities removed. Judgement on whether schools are within walking distance made.
15. To reduce emissions of greenhouse gasses from energy consumption	Default: Higher standards leading to lower per capita outputs.	No change from Issues and Options approach	Substituted: Default: New development will increase emissions x scale of development.
16. To reduce vulnerability to flooding	Default: If site is in Flood Zone 1 score zero.	No change from Issues and Options approach	No change from Issues and Options approach
17. To conserve and enhance biodiversity and geodiversity	Suffolk Wildlife Trust (SWT) consultation area replaced.	Modified: GIS search to identify biodiversity and geodiversity designations.	No change. Consultation feedback: Reference to SWT consultation area removed.
18. To conserve and where appropriate enhance areas of historical and archaeological	GIS search for listed buildings/scheduled monuments.	No change from Issues and Options approach	<u>Consultation feedback</u> : Modified: Additional info from Suffolk County Council-Archaeological Unit included.

importance			
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	GIS search for Special Landscape Area/AONB landscape designations and Conservation Areas.	No change from Issues and Options approach	No change from Issues and Options approach
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	General statement based on scale of development substituted default statement that scale of development unlikely to generate new employment.	No change from Issues and Options approach.	Modified: In villages (LSC/KSC), village shop may benefit from development.
21. To revitalise town centres	Default statement that development unlikely to regenerate town centres.	No change from Issues and Options approach	No change from Issues and Options approach
22. To encourage efficient patterns of movement in support of economic growth	Distance to strategic employment sites	Modified: Distances to bus stops measured.	Modified: Distances to train stations and bus stops measured.
23. To encourage and accommodate both indigenous and inward investment	Default statement that development unlikely to attract inward investment unless new units proposed as part of mixed use scheme.	No change from Issues and Options approach	No change from Issues and Options approach

Appendix 3: Full SA Proformas for all Submission Policies and Allocations

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Housing

FPP1: New Housing Delivery 2015 - 2027		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Appropriate infrastructure will be provided and may include GP practices new, or upgrade/expansion of existing facilities.
2. To maintain and improve levels of education and skills in the population overall	+	Appropriate infrastructure will be provided and may include additional education facilities.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Delivering the identified minimum quantity of housing should deliver a substantial quantum of affordable housing.
5. To improve access to key services for all sectors of the population	++	The identification of proposed allocations reflects access to existing services and encourages provision of additional infrastructure.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	The identification of proposed allocations reflects links to existing employment and may improve access to such areas.
7. To meet the housing requirements of the whole community	++	Provide the appropriate scale of housing need for the plan area.
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 water quality	0	Appropriate infrastructure will be provided to maintain water quality.
10. To maintain and where possible improve air quality	-	More housing is likely to lead to increased traffic and household air pollution.
11. To conserve soil resources and quality	-	More housing will result in a loss of soil resources.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	-	More housing is likely to lead to increased traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.

16. To reduce vulnerability to flooding	+	New development, although potentially increasing run-off, would be designed to sustainable standards taking measures to reduce vulnerability to flooding e.g. SuDS. Where possible housing will not be located to Flood Zone 2 and 3.																				
17. To conserve and enhance biodiversity and geodiversity	-	Biodiversity may be negatively affected by housing increases, however environmental constraints noted. Provision of accessible, natural green space may help mitigate negative affects on biodiversity.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-/0	Archaeological sites may be negatively affected although scheduled sites are noted.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Policy seeks to take account of the quality and local distinctiveness of landscapes and townscapes.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Phased new housing to link to existing and proposed employment sites.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	++	New housing in settlements according to settlement hierarchy to bring people closer to jobs and services.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	5. To improve access to key services for all sectors of the population. 7. To meet the housing requirements of the whole community. 22. To encourage efficient patterns of movement in support of economic growth.																					
Significant negative effects	None.																					
Timescale	Short to long term as development takes place over the plan period to 2027.																					
Potential mitigation measures	Generally sustainable policy with no major negative impacts identified.																					
Overall assessment Generally sustainable policy with no major negative impacts identified. The provision of new housing in accordance with Core Strategy policies results in major positive social and economic effects.																						
Social effects								Environmental effects								Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	+	++	+	++	+	0	-	-	0	-	-	-	+	-	-/0	+	+	0	++	0

FPP2: Physical Limits Boundaries

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.

4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	The policy seeks to help in directing new housing development to the most sustainable locations.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	+	The policy seeks to help in directing new housing development to the most sustainable locations.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to help in directing new housing development to the most sustainable locations.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	++	The policy seeks to help in directing new housing development to the most sustainable locations. Brown field sites tend to be concentrated within physical limits boundaries.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	++	The policy seeks to help in directing new housing development to the most sustainable locations.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.
16. To reduce vulnerability to flooding	+	The policy seeks to help in directing new housing development to the most sustainable locations.
17. To conserve and enhance biodiversity and geodiversity	+	The policy seeks to help in directing new housing development to the most sustainable locations.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	New development has the potential to enhance areas of historical and archaeological importance.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	New development has the potential to enhance the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	+	The policy seeks to help in directing new housing development to the most sustainable locations.
22. To encourage efficient patterns of movement in support of economic growth	++	The policy seeks to help in directing new housing development to the most sustainable locations.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.

Conclusion																						
Significant positive effects								8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.														
Significant negative effects								None.														
Timescale								Short to long term over the plan period to 2027.														
Potential mitigation measures								None needed (no major negative impacts identified).														
Overall assessment																						
Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	+	0	+	++	0	0	++	0	-	++	-	+	+	+	+	0	+	++	0

Housing Sites

FPP3: Land at Sea Road, Felixstowe		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Dr F Rowe and Partners/Haven Health approx. 0.8-1 miles and Felixstowe Community Hospital approx. 1.1 miles away.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Langer Primary Academy and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest 25% and 10% in the country. Site is in Felixstowe South - a relatively deprived ward.
5. To improve access to key services for all sectors of the population	+	Site has potential to contribute towards existing services, policy requires a mixed use development on the site.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase and potentially small numbers of jobs created as result of resort related activity.
7. To meet the housing requirements of the whole community	++	Would increase housing stock. Policy also requires the provision of affordable housing as part of any scheme.
8. To improve the quality of where people live and to encourage community participation	+	Reuse of PDL. Infilling an important gap-site along the seafront. Redevelopment of this site to a high standard has the potential to enhance the built character of Felixstowe seafront.
9. To maintain and where possible improve water quality	0/+	Policy requires improvements to the capacity of the foul sewerage network
10. To maintain and where possible improve air quality	-	There will be additional emissions from vehicles associated with this site.
11. To conserve soil resources and quality	++	. Site is previously developed land so any future redevelopment will conserve existing soil resources across the district
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current construction techniques which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in increased waste production.
14. To reduce the effects of traffic on the environment	++	Site well related to existing sources of employment, services and facilities and is served by bus services which link into Felixstowe Town Centre and the wider area.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	--/+	Part of the site is within Flood Zone 3 and therefore is at risk from flooding. Flood mitigation measures are required by the policy.
17. To conserve and enhance biodiversity and geodiversity	0	Site is previously developed land and any future development is unlikely to have a detrimental impact on biodiversity and geodiversity across the district.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Site is not considered to have an historical or archaeological importance so any future redevelopment is unlikely to have any effect on this objective.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Redevelopment of the site will provide opportunity to improve the townscape and character of the sea front in Felixstowe..
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Site has potential to contribute towards existing services, policy requires a mixed use development on the site.
21. To revitalise town centres	0/+	Small scale development. Synergy between seafront and town centre uses.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 0.2 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Good access to public transport.
23. To encourage and accommodate both indigenous and inward investment	0/+	Site has potential to contribute towards existing services, policy requires a mixed use development on the site.

Conclusion

Significant positive effects	1. To improve the health of the population overall 4. To reduce poverty and social exclusion 7. To meet the housing requirements of the whole community 11. To conserve soil resources and quality 14. To reduce the effects of traffic on the environment 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes 22. To encourage efficient patterns of movement in support of economic growth
Significant negative effects	None.
Timescale	Medium term dependant upon when development takes place.
Potential mitigation measures	No significant effects identified.

Overall assessment

The site scores well in terms of social effects due to its close proximity to key services. The site also scores well in terms of environmental effects due to reuse of previously developed land and access to employment. Redevelopment of this important gap site on the seafront could have beneficial affects on townscape and the overall image of the tourist offer therefore the site also scores well in terms of economic effects. The policy includes measures to mitigate vulnerability to flooding.

Social effects								Environmental effects									Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	+	+	+	+	+	0/+	-	++	0	-	++	-	-	0	0	++	+	0/+	++	0/+
+	+	0	+	+	+	+	+	+	-	++	0	-	++	-	/+	0	0	++	+	+	++	+

FPP4: Land North of Walton High Street, Felixstowe

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Proposed development is close to existing hospital and GP health facilities. The site lies within walking distance (920 m) of Trimley Saint Mary County Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at primary and secondary schools.

3. To reduce crime and anti-social activity	0	Indicators unlikely to be affected.
4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest
5. To improve access to key services for all sectors of the population	++	The site is capable of delivering a substantial quantum of development and therefore, support existing and develop new services such as Highway improvements.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase. Policy requires the provision of some employment uses on the site.
7. To meet the housing requirements of the whole community	++	Would increase housing stock. Policy also requires the provision of affordable housing as part of any scheme.
8. To improve the quality of where people live and to encourage community participation	+	Redevelopment of the site will deliver a number of benefits, including a new link road, relocation of the Rifle Club, open space and play facilities.
9. To maintain and where possible improve water quality	0/+	Policy requires improvements to the capacity of the foul sewerage network
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site, if not directly through buildings.
11. To conserve soil resources and quality	0	Grade 4 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Close proximity to public transport, cycleways, educational and medical facilities. Schools within walking distance. Delivery of a new on-site link road.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	+	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	-	Site is in a Suffolk Wildlife Trust Consultation Area..
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Archaeological assessment required.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+/-	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Loss of Greenfield land.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Policy requires the provision of some employment uses on the site.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 0.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Site is well served by a range of public transport opportunities. Less than 1 mile to Felixstowe train station. Bus stops nearby and frequent service.

23. To encourage and accommodate both indigenous and inward investment	+	Policy requires the provision of some employment uses on the site..																				
Conclusion																						
Significant positive effects	1. To improve the health of the population overall. 4. To reduce poverty and social exclusion 5. To improve access to key services for all sectors of the population 7. To meet the housing requirements of the whole community 14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth																					
Significant negative effects	None.																					
Timescale	Short to long term dependant upon when development takes place.																					
Potential mitigation measures	N/A																					
Overall assessment: This site scores well in terms of social effects by providing access to key services such as employment, health and education. The sites close proximity to key services, and relatively good public transport provision serve to reduce the effects of traffic on the environment. The same factors serve to encourage efficient patterns of movement in support of economic growth.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	+	+	+	+	+	0/	-	0	0	-	++	-	+	-	0/	+/	+	0	++	+
+			+	+		+		+									+	-				

FPP5: Land north of Conway Close and Swallow Close, Felixstowe		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Grove Medical Centre surgery approx. 0.8 miles, The Felixstowe Community Hospital approx. 1 mile approx. The site lies within walking distance (300m) of Kingsfleet Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at local schools.
3. To reduce crime and anti-social activity	0	Unlikely to be affected
4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest 25% and 10% in the country. Site is in Felixstowe East - a relatively deprived ward.
5. To improve access to key services for all sectors of the population	0	Unlikely to be affected
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during construction phase.
7. To meet the housing requirements of the whole community	++	Would increase housing stock and provide a range of housing types and tenures. The policy specifically requires the provision of affordable housing.
8. To improve the quality of where people live and to encourage community participation	+	Policy requires the provision of new open space and play facilities.

9. To maintain and where possible improve water quality	0/+	Policy requires improvements to the capacity of the foul sewerage network
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site, if not directly through buildings.
11. To conserve soil resources and quality	--	Loss of greenfield land. Grade 1-2 Agricultural soil classification
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current construction techniques which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in increased waste production. Recycling and reusing materials would be encouraged.
14. To reduce the effects of traffic on the environment	++	Site lies approx. 2.7 miles from Strategic Employment opportunities at the Port of Felixstowe and within Felixstowe Town Centre. Grove Medical Centre surgery approx. 0.8 miles, The Felixstowe Community Hospital approx. 1 mile approx. Site is 0.25 miles from bus routes. Rail links can be accessed at Felixstowe Railway Station which is approximately 2km distance. The site lies within walking distance (300m) of Kingsfleet Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	+	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	Site is in a Suffolk Wildlife Trust Consultation Area
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Archaeological assessment required.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Loss of Greenfield land.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicators unlikely to be affected.
21. To revitalise town centres	0	Indicators unlikely to be affected
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 2.6 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Some distance from public transport..
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.
Conclusion		
Significant positive effects	<ul style="list-style-type: none"> 1. To improve the health of the population overall 4. To reduce poverty and social exclusion 7. To meet the housing requirements of the whole community 14. To reduce the effects of traffic on the environment 22. To encourage efficient patterns of movement in support of economic growth 	
Significant negative effects	<ul style="list-style-type: none"> 11. To conserve soil resources and quality 	

Timescale	Short to medium term dependant upon when development takes place.																					
Potential mitigation measures	The significant negative effect relate to the loss agricultural land. While this is not easily mitigated, the effect maybe outweighed by the significant positive effects of developing the site. An element of the site has been given over to open, green space																					
Overall assessment The site scores well in terms of social effects due to its close proximity to key services. This also helps reduce the effects of traffic on the environment. Mitigation may offset the loss of greenfield land of Grade 1-2 Agricultural soil classification. The sites central location also helps encourage efficient patterns of movement in support of economic growth.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	+	0	+	+	+	0/+	-	--	0	-	++	-	+	0/	0/	+/	0	0	++	0
+			+			+		+								-	-	-				

FPP6: Land opposite Hand in Hand Public House, Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. Site lies within walking distance (approx. 0.6 miles) to Trimley St Martin Primary school.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected
4. To reduce poverty and social exclusion	0	Unlikely to be affected
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during construction phase.
7. To meet the housing requirements of the whole community	++	Would increase housing stock. Policy requires affordable housing.
8. To improve the quality of where people live and to encourage community participation	++	Policy requires the provision of a new village green and the condition of the Public Right of Way to be improved.
9. To maintain and where possible improve water quality	0/+	Policy requires improvements to the capacity of the foul sewerage network
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site, if not directly through buildings.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in increased waste production.

14. To reduce the effects of traffic on the environment	+	Approx. 1.9 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	+	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	Suffolk Wildlife Consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Treatment of setting of Listed buildings located in close proximity to the site is addressed in policy. Archaeological assessment required.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The site occupies an important central location within the village. The provision of new open, green space to be provided for community use has the potential to enhance the quality and local distinctiveness of the Trimley St Martin townscape. Improvements to the setting of 2 No. Grade 2 Listed Buildings could also enhance the townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicators unlikely to be affected.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.
Conclusion		
Significant positive effects	7. To meet the housing requirements of the whole community 8. To improve the quality of where people live and to encourage community participation 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes 22. To encourage efficient patterns of movement in support of economic growth	
Significant negative effects	11. To conserve soil resources and quality	
Timescale	Medium term dependant upon when development takes place.	
Potential mitigation measures	The significant negative effect relates to the loss agricultural land. While this is not easily mitigated, the effect may be outweighed by the significant positive effects of developing the site. An element of the site has been given over to open, green space	
Overall assessment	The site scores well in terms of major positive social effects due to the provision of potential community benefits.	

The site also scores well terms of major positive economic effects due to the potential to enhance the quality of local distinctiveness and to encourage efficient patterns of movement. The major negative environmental effect is due to loss of Grade 2 agricultural soils, this is mitigated through policy requirements to provide open space on the site

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	0	0	+	+	+	0/+	-	--	0	-	+	-	+	0/-	0/+	++	0	0	++	0

FPP7: Land off Howlett Way, Trimley St Martin

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	2.9 miles to Felixstowe Community Hospital and 2.8 miles to Walton surgery. Site lies within walking distance of Trimley St Martin Primary school (approx. 0.8 miles).
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at relevant schools.
3. To reduce crime and anti-social activity	0	Unlikely to be affected
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during construction phase.
7. To meet the housing requirements of the whole community	++	Would increase housing stock. Policy requires affordable housing provision.
8. To improve the quality of where people live and to encourage community participation	-/+	Loss of green field site. Policy requires the provision of open space and play facilities.
9. To maintain and where possible improve water quality	0	Development of the site is unlikely to have a negative impact on the quality of inland or coastal waters.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site, if not directly through buildings. Policy requires air quality assessment.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in increased waste production. Recycling and reusing materials would be encouraged.
14. To reduce the effects of traffic on the environment	+	Approx. 2.8 miles to nearest Town or District Centre. The site lies within 1.3 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.

15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	0	Flood zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/+	Suffolk Wildlife Trust consultation area. Policy requires retention of existing hedgerows
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	A number of Listed Buildings are located within close proximity of the site and maybe within direct view of the site. A Suffolk Wildlife Trust consultation area. A Bat site has been identified nearby so any potential development on this site will need to be sympathetic towards the protected habitats.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	Loss of green field site. The site is visible from Howlett Way - an important entry route into the Trimleys. Policy requires the retention of existing hedgerow s to protect the setting.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicators unlikely to be affected.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site has very good access to the A14. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects
7. To meet the housing requirements of the whole community
22. To encourage efficient patterns of movement in support of economic growth

Significant negative effects
11. To conserve soil resources and quality

Timescale
Short to long term dependant upon when development takes place.

Potential mitigation measures
The significant negative effect relates to the loss agricultural land. While this is not easily mitigated, the effect may be outweighed by the significant positive effects of developing the site. On site open space is required.

Overall assessment

The site scores well in terms of major positive economic effects due to potential to encourage efficient patterns of movement in support of economic growth. The site scores poorly in terms of major negative environmental effects due to the loss of Grade 2 agricultural soil, landscaping requirements and the provision of on-site open space mitigate this effect.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	0	0	+	+	-	0	-	--	0	-	+	-	0	0/+	0/+	0/+	0	0	++	0
						+	+									+	+	+				

FPP8: Land south of Thurmans Lane, Trimley St Mary		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Both primary and secondary have capacity.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	Unlikely to be affected
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Some employment created during the construction phase of minor development.
7. To meet the housing requirements of the whole community	++	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site. Additional traffic using existing estate roads. Transport assessment required by policy.
9. To maintain and where possible improve water quality	0/+	Policy requires improvements to foul sewerage network capacity.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site, if not directly through buildings.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification. Policy requires onsite open space provision.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.0 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Energy consumption per capita should reduce due to higher standards. Overall consumption could rise.
16. To reduce vulnerability to flooding	0	Flood Zone 1
17. To conserve and enhance biodiversity and geodiversity	0/-	A Suffolk Wildlife Trust consultation area. A Bat site has been identified nearby.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	The impact on the setting of listed buildings is addressed in the policy. Policy requires Site an archaeological investigation.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Due to the enclosed nature of the site, development would be unlikely to affect the quality and local distinctiveness of landscapes and townscapes.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicators unlikely to be affected																				
21. To revitalise town centres	0	Indicators unlikely to be affected																				
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.																				
Conclusion																						
Significant positive effects	7. To meet the housing requirements of the whole community 14. To reduce the effects of traffic on the environment 22. To encourage efficient patterns of movement in support of economic growth.																					
Significant negative effects	11. To conserve soil resources and quality																					
Timescale	Short to medium term dependant upon when development takes place.																					
Potential mitigation measures	The significant negative effect relates to the loss agricultural land. While this is not easily mitigated, the effect may be outweighed by the significant positive effects of developing the site. On site open space is required.																					
Overall assessment: The site scores well in terms of major positive effects due to close proximity to key services and the potential to reduce the effects of traffic on the environment. The major negative environmental effect is due to the loss of Grade 2 agricultural soil. The provision of on-site open space provides some mitigate for this effect.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	0	0	0	+	-	0/	-	--	0	-	++	-	0	0/	0/	0	0	0	0	0
+						+		+								-	+				++	0

Economy

FPP9: Port of Felixstowe		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating additional land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating additional land for employment uses can increase access to employment opportunities.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	+	Policy requires improvements to the foul sewerage network capacity and improvement where necessary.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site. Air quality could be affected by an increase in industrial uses at the site.
11. To conserve soil resources and quality	-	Allocation predominantly on agricultural land. Extension to the allocation would encroach into AONB, this is however addressed through the policy which seeks to limit any impacts.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	-/+	Allocating land for employment use is likely to lead in an increase in traffic movements in the area however the policy seeks to address this issue through improvements to the existing railway line.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	- /+	Part of the allocation sits within AONB. Policy requires the undertaking of an HRA screening. Development which would result in adverse effects that cannot be adequately mitigated will not be permitted
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
21. To revitalise town centres	++	Although not within the Town Centre, the scale of the allocation means that activities at the site have a benefit well beyond the immediate area. The policy acknowledges the link between the Port and a number of ancillary uses in the town and encourage these where they do not detract from the overall function of Felixstowe Town Centre.
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well and is well connected to Felixstowe Town Centre
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment. The policy recognises the significant role the Port play in both the local and national economy

Conclusion

Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment 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
Significant negative effects	None.
Timescale	Short to long term over the plan period to 2027.
Potential mitigation measures	N/A

Overall assessment:

Overall, sustainable policy with major positive economic effects being identified and consequent social benefits. Potential for significant environmental effects is dealt with through policy requirement for HRA.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	+	0	0	+	-	-	0	0	-/+	0	0	-/+	0	0	++	++	++	++

FPP10: Land at Bridge Road Felixstowe

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.

4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	+	Policy requires investigation of foul sewerage network capacity and improvement where necessary.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	+	Existing waste recycling facilities on the site are protected through policy.
14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre. Policy limits proposals which generate heavy traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	Policy requires landscaping of boundaries to enhance the appearance of the site.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
21. To revitalise town centres	+	The site is immediately adjacent to Felixstowe town centre.
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
Conclusion		

Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 22. To encourage efficient patterns of movement in support of economic growth 23. To encourage and accommodate both indigenous and inward investment																					
Significant negative effects	None.																					
Timescale	Short to long term in terms of providing land for employment and business growth and depending upon when development takes place.																					
Potential mitigation measures	No mitigation required.																					
Overall assessment: Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.																						
Social effects					Environmental effects										Economic effects							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	++	0	0	+	-	0	0	+	+	0	0	0	0	0/+	++	+	++	++

FPP11: Land at Carr Road/ Langer Road, Felixstowe		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range of employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.

14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre. Policy limits proposals which generate heavy traffic.																				
15. To reduce emissions of greenhouse gasses from energy consumption	-	Indicator unlikely to be affected.																				
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.																				
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	. Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0/+	Policy requires landscaping of boundaries to enhance the appearance of the site.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																				
21. To revitalise town centres	+	Although not within the Town Centre, the site relates well, and is well connected, to Felixstowe Town Centre.																				
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.																				
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																				
Conclusion																						
Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 22. To encourage efficient patterns of movement in support of economic growth 23. To encourage and accommodate both indigenous and inward investment																					
Significant negative effects	None.																					
Timescale	Short to long term in terms of providing land for employment and business growth and depending upon when development takes place.																					
Potential mitigation measures	n/a																					
Overall assessment: Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.																						
Social effects					Environmental effects										Economic effects							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	+	0	0	0	-	0	0	0	+	-	0	0	0	0/+	++	+	++	++

FPP12: Land at Haven Exchange, Felixstowe

SA objective:	Impact:	Comments / Mitigation:
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1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range of employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	+	Policy specifically requires the provision of adequate sewerage facilities at the site.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site. Air quality could be affected by an increase in industrial uses at the site. Air quality assessment required by policy.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Assessment of heritage assets required by policy.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.

21. To revitalise town centres	+	Although not within the Town Centre, the site relates well, and is well connected, to Felixstowe Town Centre.																				
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.																				
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																				
Conclusion																						
Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 22. To encourage efficient patterns of movement in support of economic growth 23. To encourage and accommodate both indigenous and inward investment																					
Significant negative effects	None.																					
Timescale	Short to long term in terms of providing land for employment and business growth and depending upon when development takes place.																					
Potential mitigation measures	No mitigation required.																					
Overall assessment: Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.																						
Social effects					Environmental effects										Economic effects							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	++	0	0	+	-	0	0	0	+	0	0	0	0/+	0	++	+	++	++

Retail

FPP13: Felixstowe Town Centre		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles. Expansion of the 'Shared Space' scheme along Hamilton Rd will improve the pedestrian environment and further increase the attractiveness of walking in Felixstowe Town Centre.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Enhancing retail centres has the potential to provide increased job opportunities. Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain more accessible to those without access to a car.
5. To improve access to key services for all sectors of the population	++	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain more accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Enhancing retail centres has the potential to provide increased job opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Potential to reduce the need to travel by car by encouraging new retail development to locate in accessible Town Centre locations. Expansion of the 'Shared Space' scheme along Hamilton Rd will improve the pedestrian environment and further increase the attractiveness of walking in Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.

17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Policy encourages the retention of historic shopfronts.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Policy encourages the retention of historic shopfronts. Policy seeks to ensure that proposals for redevelopment retain the individual character of Felixstowe.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Enhancing retail centres has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth in the key sectors of retail and tourism.																				
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres and encourages the redevelopment of Felixstowe town centre for a range of commercial uses, thereby improving the retail offer and consumer choice. The policy encourages the reuse of existing sites and building within the Town Centre, potentially reducing vacancy levels. The policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth in the key sectors of retail and tourism.																				
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.																				
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth in the key sectors of retail and tourism.																				
Conclusion																						
Significant positive effects	5. To improve access to key services for all sectors of the population 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																					
Significant negative effects	None																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects								Economic effects						
1	2	3	4	5	6	7	8	9	1	1	1	1	14	1	1	1	1	1	2	2	2	2
									0	1	2	3		5	6	7	8	9	0	1	2	3
+	0	0	+	++	+	0	+	0	-	0	0	0	+	0	0	0	0/+	+	++	++	+	+

FPP14: Retail Frontages

SA objective:	Impact:	Comments / Mitigation:
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1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be directly affected although maintaining a supply of retail units is likely to generate some employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Policy encourages the retention of historic shopfronts.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	Policy encourages the retention of historic shopfronts.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Ensuring a supply of appropriate commercial premises has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations.																					
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Ensuring a supply of appropriate commercial premises has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations.																					
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.																					
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism.																					
Conclusion																							
Significant positive effects	21. To revitalise town centres																						
Significant negative effects	None.																						
Timescale	Short to long term over the plan period to 2027.																						
Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Generally sustainable policy with no major negative impacts identified.																							
Social effects								Environmental effects								Economic effects							
1	2	3	4	5	6	7	8	9	1	1	1	1	14	1	1	1	1	1	1	2	2	2	2
0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	+	+	+	+	

FPP15: Primary Shopping Area		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole	0	Indicator unlikely to be affected.

community		
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Ensuring a supply of appropriate commercial premises has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations.
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres, providing units for a range of commercial uses, thereby improving the retail offer and consumer choice. The policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth the key sectors of retail and tourism.
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism..
Conclusion		

Significant positive effects	20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	n/a																					
Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0/+	0/+	++	++	0	+

FPP16: District Centres		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Enhancing district retail centres has the potential to provide increased job opportunities. Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures communities can access those services with minimal reliance on the private cars.
5. To improve access to key services for all sectors of the population	++	Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures communities can access those services with minimal reliance on the private cars.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	Enhancing district retail centres and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The provision of district in particular, has the potential to provide local, community specific facilities and services.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	-	Development will produce additional emissions from vehicles associated with this site.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.

12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+/-	Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures local communities can access those services with minimal reliance on the private car. However, given the nature of the district centres (less public transport etc.), there may be an increase in traffic from passing trade as a result of increased retail provision in these areas, this could also have an impact on on-street parking in district centres.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0/+	Policy encourages the retention of historic shopfronts.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	Policy encourages the retention of historic shopfronts.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Policy seeks to ensure a supply of commercial facilities to serve local neighbourhoods. Enhancing district retail centres has the potential to provide increased job opportunities.
21. To revitalise town centres	+	The policy acknowledges the role that district centres play in providing local shopping facilities and services. The policy seeks to ensure that new retail development in the district centres does not detrimentally affect the role of larger Town Centres across the District.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism
Conclusion		
Significant positive effects	5. To improve access to key services for all sectors of the population 8. To improve the quality of where people live and to encourage community participation.	
Significant negative effects	None.	
Timescale	Short to long term over the plan period to 2027.	
Potential mitigation measures	n/a	
Overall assessment: Generally sustainable policy with only one potentially negative impact identified, although this is outweighed by the greater economic, social and environmental benefits of providing retail and services in close proximity to residential areas.		

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	+	++	0	0	++	0	-	0	0	0	+/-	0	0	0	0/+	0/+	+	+	0	+

Tourism

FPP17: Felixstowe Ferry and Golf Course		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	No provision of parking proposed in the policy. Policy seeks to reduce the dominance of the car on the environment of Felixstowe Ferry,
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	+	The policy states that proposals for new access points to the river or houseboats that accord with the Deben Estuary Plan will only be supported where they do not increase the identified potential significant effect of increased access to the River Deben.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes	++	Policy protects views and interactions between existing buildings, landscape and the water.

and townscapes																						
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy now reference to increasing parking provision has been removed.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+	0	++	0	0	0	0

FPP18: Felixstowe Ferry to Cobbolds point		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	Beach huts provide an important component of Felixstowe's seaside townscape; they vitality to the sea front and provide a continuity with an earlier time for visitor and resident alike. Beach huts also support human activity in and around the beach area

		without the need for commercial activity seen in other parts of the resort. As such they contribute to the quality of where people live and encourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Beach huts provide an important component of Felixstowe's seaside townscape; they add colour and interest to the sea front and proved a source of continuity with an earlier time for visitor and resident alike. As such, they are of historical importance.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Beach huts provide an important component of Felixstowe's seaside townscape; they add colour and interest to the sea front and proved a source of continuity with an earlier time for visitor and resident alike. Beach huts also support human activity in and around the beach area without the need for commercial activity seen in other parts of the resort. As such they contribute to the setting of Felixstowe's resort townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	8. To improve the quality of where people live and to encourage community participation 18. To conserve and where appropriate enhance areas of historical and archaeological importance.	
Significant negative effects	None.	
Timescale	Short to long term over the plan period to 2027.	
Potential mitigation measures	None needed (no major negative impacts identified).	

Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0

FPP19: Cobbolds point to Spa Pavilion		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected
8. To improve the quality of where people live and to encourage community participation	++	In acting as both a formal garden and a meeting place, the Spa Gardens improve the quality of where people live and encourage community participation. The reopening of the Spa Pavilion will provide a further venue for community participation and support additional street activity as well as regenerate an important land mark building. Proposals which offer tourist and commercial activities on the ground floor facilitate street activity by encouraging pedestrians to linger, support café culture and passive surveillance.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.

16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The Spa Gardens represent an important component of Felixstowe's cultural and tourist offer to residents and visitors alike. The reopening of the Spa Pavilion will regenerate an important historic land mark building.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The Spa Gardens represent an important component of the quality and local distinctiveness of Felixstowe. The reopening of the Spa Pavilion will regenerate an important historic land mark building.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area.

Conclusion

Significant positive effects	8. To improve the quality of where people live and to encourage community participation 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
Significant negative effects	None.
Timescale	Short to long term over the plan period to 2027.
Potential mitigation measures	None needed (no major negative impacts identified).

Overall assessment:

Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic value of historic gardens/structures and the quality and local distinctiveness, the policy scores positively across social, economic and especially environmental effects.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	++	++	+	0	0	+

FPP20: Spa Pavilion to Martello Park

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.

2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	+	An important aspect of encouraging active frontage is the provision passive surveillance. This is beneficial to increasing peoples' sense of personal safety and discouraging certain types of crime and anti-social behaviour.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to encourage tourist related commercial activity which complements the resorts Victorian and Edwardian legacy. Appropriate uses should also contribute to the vibrancy of the area by providing active frontage. The policy further seeks to promote the key nodal points of the Leisure Centre and the Pier. In addition to supporting more active tourist activities, the importance of developing the cultural offer is also recognised.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to encourage tourist related commercial activity which complements the resort s Victorian and Edwardian legacy. Appropriate uses should also contribute to the vibrancy of the area by providing active frontage. The policy further seeks to promote the key nodal points of the Leisure Centre and the Pier. In addition to supporting more active tourist activities, the importance of developing the cultural offer is also recognised.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.
21. To revitalise town centres	+	The policy recognises to the importance of linkage between the waterfront and town centre areas.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.

Conclusion

Significant positive effects	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
Significant negative effects	None.
Timescale	Short to long term over the plan period to 2027.
Potential mitigation measures	None needed (no major negative impacts identified).

Overall assessment:

Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic value of historic structures and the quality and local distinctiveness, the policy scores positively across social, environmental and economic effects

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	+	+	0	+

FPP21: Martello Park to Landguard

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.

7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. Furthermore, the policy recognises the potential for negative impacts on the area if parking arrangements become inadequate to meeting future growth in visitor numbers and undertakes to prevent this occurring. The potential to increase parking provision through future development at the Port of Felixstowe is identified.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, the colony of rare marine plants and birds living on the spit, and the shingle spit itself, are of value to biodiversity and geodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, Languard Fort is of historical importance to the area.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, the shingle spit and Languard Fort are important to the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	The policy recognises the opportunities presented through future development at Felixstowe Port and seeks to engage proactively In this process.
Conclusion		
Significant positive effects	8. To improve the quality of where people live and to encourage community	

	participation																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic and community value of historic structures, environmental protection and the quality and local distinctiveness, the policy scores positively across social, environmental and economic effects. Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic and community value of historic structures, environmental protection and the quality and local distinctiveness, the policy scores positively across social, environmental and economic effects.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+

FPP22: Visitor Management – European Sites		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Policy aims to avoid increased levels of recreational activity within the SPA areas.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	The policy aims to avoid significant effects impacting the SPA by managing the numbers of visitors wishing to use the area for recreational purposes.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.

14. To reduce the effects of traffic on the environment	+	The policy aims to avoid significant effects impacting the estuary area by managing the numbers of visitors wishing to use the area for recreational purposes. By constraining additional car parking provision, the number of journeys taken by car to the Estuary should be reduced.																				
15. To reduce emissions of greenhouse gasses from energy consumption	+	By constraining additional car parking provision, the number of journeys taken by car to the Estuary should be reduced, thereby reducing greenhouse gas emissions from vehicular movements to the Deben Estuary.																				
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.																				
17. To conserve and enhance biodiversity and geodiversity	++	The policy aims to avoid significant effects impacting the SPAs by managing the numbers of visitors wishing to use the area for recreational purposes. A key purpose of constraining visitor numbers is to conserve and enhance biodiversity and geodiversity.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	The policy aims to avoid significant effects impacting the Deben estuary area by managing the numbers of visitors wishing to use the area for recreational purposes. By constraining visitor numbers, any areas of historical and archaeological importance may be conserved.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy aims to avoid significant effects impacting the Deben estuary area by managing the numbers of visitors wishing to use the area for recreational purposes. An important purpose of constraining visitor numbers is to conserve and enhance the quality and local distinctiveness of landscapes.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	17. To conserve and enhance biodiversity and geodiversity. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no negative impacts identified. As the policy aims to avoid significant effects impacting the Deben estuary area by managing the numbers of visitors, the minor and major positive effects are environmental.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	++	+	++	0	0	0	0

FPP23: Car Parking

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected
8. To improve the quality of where people live and to encourage community participation	+	The provision of adequate parking provision may help reduce onstreet parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	++	The provision of adequate parking provision may help reduce onstreet parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
15. To reduce emissions of greenhouse gasses from energy consumption	+	The provision of adequate parking provision may help reduce onstreet parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	The provision of adequate parking provision may help reduce onstreet parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to townscape amenity.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0 Indicator unlikely to be affected.																				
21. To revitalise town centres	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to the centre. The redevelopment of car parking sites close to the town centre, whilst safeguarding or improving parking provision offers potential new development opportunities.																				
22. To encourage efficient patterns of movement in support of economic growth	+/-	The provision of adequate parking provision may help reduce onstreet parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. However, moderate parking pressure may encourage some drivers to use bus and rail services and the provision of car parking spaces may result in less journeys being taken by public transport.																				
23. To encourage and accommodate both indigenous and inward investment	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to the centre. The redevelopment of car parking sites close to the town centre, whilst safeguarding or improving parking provision offers potential new development opportunities.																				
Conclusion																						
Significant positive effects	5. To improve access to key services for all sectors of the population 14. To reduce the effects of traffic on the environment 21. To revitalise town centres 23. To encourage and accommodate both indigenous and inward investment																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects					Environmental effects														Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	0	++	+/	++

FPP24: Holiday Accommodation

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected

4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to locate new holiday accommodation in the most appropriate sites where development will have a positive impact on the resort and respect the character of its surroundings. The policy also seeks to avoid detrimental impacts on highway and access arrangements, and increased flood risk. A high standard of design will also be sought.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected
11. To conserve soil resources and quality	0	Indicator unlikely to be affected
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected
13. To reduce waste	0	Indicator unlikely to be affected
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to locate new holiday accommodation in the most appropriate sites where development will have a positive impact on the resort and respect the character of its surroundings. The policy also seeks to avoid detrimental impacts on highway and access arrangements, and increased flood risk. A high standard of design will also be sought.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected
21. To revitalise town centres	0	Indicator unlikely to be affected
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected

23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected																				
Conclusion																						
Significant positive effects	8. To improve the quality of where people live and to encourage community participation 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified. Through avoidance of bad neighbour issues a major positive effect is identified. Cognisance of a high quality built and natural environment and avoidance of potential impacts scores a minor positive effect.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	0	0	0-	0
							+															

Environment

FPP25: Historic Parks and Gardens		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 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.																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified. Showing all historic parks and gardens on the Policies Map will ensure that the significance of the locally listed parks and gardens and their local context is clear.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0

FPP26: Special Landscape Areas		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.

8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	+	The policy seeks to minimise any adverse landscape impacts of development on areas identified as Special Landscape Areas. In particular, the river valleys covered by this designation may be important areas of biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to minimise any adverse landscape impacts of development on areas identified as Special Landscape Areas. Where development is considered acceptable the policy requires landscape improvements to be considered as an integral part of the proposal.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	
Significant negative effects	None.	
Timescale	Short to long term over the plan period to 2027.	
Potential mitigation measures	None major needed (no negative impacts identified).	

Overall assessment:

Generally sustainable policy with no major negative impacts identified.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0

FPP27: Access to the Countryside

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	The policy encourages the provision of additional green infrastructure in the Felixstowe Peninsula, encouraging walking and outdoor recreation.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy encourages the provision of additional green infrastructure in the Felixstowe Peninsula, encouraging walking and outdoor recreation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	++	The policy encourages the provision of additional green infrastructure and natural green space in the Felixstowe Peninsula.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	1. To improve the health of the population overall 18. To conserve and where appropriate enhance areas of historical and archaeological importance. 8. To improve the quality of where people live and to encourage community participation 17. To conserve and enhance biodiversity and geodiversity																					
Significant negative effects	None.																					
Timescale	Short to long term over the plan period to 2027.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified. The social value attached by communities to key landmarks results in major positive effects, whilst the aesthetic contributions these locations make to townscape and landscape quality result in major positive environmental effects.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0

FPP28: Areas to be protected from Development

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key	0	Indicator unlikely to be affected.

services for all sectors of the population		
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual community identity by preventing coalescence.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	+	By protecting areas from development, land may continue to be farmed or provide important habitat. As such, soil resources and quality may be conserved.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual community identity by preventing coalescence.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual community identity by preventing coalescence.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.

23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 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.																					
Timescale	Short to long term over the plan period to 2027.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified. The social value attached by communities to key landmarks results in major positive effects, whilst the aesthetic contributions these locations make to townscape and landscape quality result in major positive environmental effects.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	+	0	0	0	0	0/+	0	++	++	0	0	0	0

Appendix 4: Full SA Assessment Proformas of Preferred Option Allocations

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Housing

Policy FPP1: Housing

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Appropriate infrastructure will be provided and may include GP practices new, or upgrade/expansion of existing facilities.
2. To maintain and improve levels of education and skills in the population overall	+	Appropriate infrastructure will be provided and may include schools.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Delivering the identified minimum quantity of housing should deliver a substantial quantum of affordable housing.
5. To improve access to key services for all sectors of the population	++	The identification of proposed allocations reflects access to existing services and encourages provision of additional infrastructure.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	The identification of proposed allocations reflects links to existing employment and may improve access to such areas.
7. To meet the housing requirements of the whole community	++	Provide the appropriate scale of housing need for the plan area.
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 water quality	0	Appropriate infrastructure will be provided to maintain water quality.
10. To maintain and where possible improve air quality	-	More housing is likely to lead to increased traffic and household air pollution.
11. To conserve soil resources and quality	-	More housing will result in a loss of soil resources.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	-	More housing is likely to lead to increased traffic.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.

16. To reduce vulnerability to flooding	+	New development, although potentially increasing run-off, would be designed to sustainable standards taking measures to reduce vulnerability to flooding e.g. SuDS. Where possible housing will not be located to Flood Zone 2 and 3.
17. To conserve and enhance biodiversity and geodiversity	-	Biodiversity may be negatively affected by housing increases, however environmental constraints noted. Provision of accessible, natural green space may help mitigate negative affects on biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-/0	Archaeological sites may be negatively affected although scheduled sites are noted. Landguard Fort may benefit from coastal management policies.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Policy seeks to take account of the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Phased new housing to link to existing and proposed employment sites.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	New housing in settlements according to settlement hierarchy to bring people closer to jobs and services.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.

Sustainability Appraisal Summary

Significant positive effects	5. To improve access to key services for all sectors of the population. 7. To meet the housing requirements of the whole community. 22. To encourage efficient patterns of movement in support of economic growth.
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Significant negative effects	None.
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Potential mitigation measures	None needed (no major negative impacts identified).
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Overall assessment:

Generally sustainable policy with no major negative impacts identified. The provision of new housing in accordance with Core Strategy policies results in major positive social and economic effects. However, despite no major negative impacts being identified, the large number of minor negative environmental effects noted. These might be reduced by highlighting the need for appropriate mitigation in the policy to reduce negative environmental effects.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	+	++	+	++	+	0	-	-	0	-	-	-	+	-	-/0	+	+	0	++	0

Policy FPP2: Physical Limits Boundaries

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	The policy seeks to help in directing new housing development to the most sustainable locations and therefore, optimise the access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	+	The policy seeks to help in directing new housing development to the most sustainable locations.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to help in directing new housing development to the most sustainable locations.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	++	The policy seeks to help in directing new housing development to the most sustainable locations. Brown field sites tend to be concentrated within physical limits boundaries.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	++	The policy seeks to help in directing new housing development to the most sustainable locations.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.
16. To reduce vulnerability to flooding	+	The policy seeks to help in directing new housing development to the most sustainable locations.
17. To conserve and enhance biodiversity and geodiversity	+	The policy seeks to help in directing new housing development to the most sustainable locations.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	New development has the potential to enhance areas of historical and archaeological importance.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	New development has the potential to enhance the quality and local distinctiveness of landscapes and townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.

21. To revitalise town centres	+	The policy seeks to help in directing new housing development to the most sustainable locations.																					
22. To encourage efficient patterns of movement in support of economic growth	++	The policy seeks to help in directing new housing development to the most sustainable locations.																					
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																					
Sustainability Appraisal Summary																							
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.																						
Significant negative effects	None.																						
Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Generally sustainable policy with no major negative impacts identified. The physical limits boundaries identify those parts of settlements to which new development, particularly new housing development may be directed. As such the policy scores very highly as a key tool in managing the appropriate spatial development of settlements; a prerequisite of sustainable development.																							
Social effects								Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	1	1	1	1	1	1	1	1	1	18	19	2	2	2	23
0	0	0	0	+	0	+	++	0	0	+	0	-	+	-	+	+	+	+	0	+	+	+	0

Housing Sites

Felixstowe

Preferred Option: Site 1011c Felixstowe		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Dr F Rowe and Partners/Haven Health approx. 0.8-1 miles and Felixstowe Community Hospital approx. 1.1 miles away.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Langer Primary Academy and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest 25% and 10% in the country. Site is in Felixstowe South - a relatively deprived ward.
5. To improve access to key services for all sectors of the population	+	Site has potential to contribute towards existing services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase and potentially small numbers of jobs created as result of resort related activity.
7. To meet the housing requirements of the whole community	+	The site would be expected to deliver some Affordable Housing numbers.
8. To improve the quality of where people live and to encourage community participation	++/-	Reuse of PDL. Infilling an important gap-site along the seafront. Redevelopment of this site to a high standard has the potential to enhance the built character of Felixstowe seafront. Noise from tourism activities. Anglian Water asset encroachment consultation zone.
9. To maintain and where possible improve water quality	0	Normally unlikely to be affected
10. To maintain and where possible improve air quality	0	Normally unlikely to be affected
11. To conserve soil resources and quality	++	Site is previously developed land so any future redevelopment will conserve existing soil resources across the district.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Development of the site would be expected to accord with current standards
14. To reduce the effects of traffic on the environment	++	Site well related to existing sources of employment, services and facilities and is served by bus services which link into Felixstowe Town Centre and the wider area.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	--/+	Part of the site is within Flood Zone 3 and therefore is at risk from flooding. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)? Site development concentrates development into locations with existing sea defences.
17. To conserve and enhance biodiversity and geodiversity	0	Site is previously developed land and any future development is unlikely to have a detrimental impact on biodiversity and geodiversity across the district.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Site is not considered to have an historical or archaeological importance so any future redevelopment is unlikely to have any effect on this objective.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Redevelopment of the site will provide opportunity to improve the townscape and character of the sea front in Felixstowe.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Should the site be redeveloped for residential uses Sunday Market use could be relocated. Potential for small scale job creation. Improvement to overall image of Felixstowe seafront possibly more significant than onsite employment gain or relocation.																				
21. To revitalise town centres	0/+	Small scale development. Synergy between seafront and town centre uses.																				
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 0.2 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Good access to public transport.																				
23. To encourage and accommodate both indigenous and inward investment	0/+	Small scale opportunity to create employment land.																				
Conclusion																						
Significant positive effects	1. To improve the health of the population overall. 4. To reduce poverty and social exclusion. 11. To conserve soil resources and quality. 14. To reduce the effects of traffic on the environment. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes. 22. To encourage efficient patterns of movement in support of economic growth.																					
Significant negative effects	N/A.																					
Potential mitigation measures	Vulnerability to flooding can be reduced by situating parking and business uses at ground level or through engineered solutions.																					
Overall assessment: The site scores well in terms of social effects due to its close proximity to key services. The site also scores well in terms of environmental effects due to reuse of previously developed land and access to employment. Redevelopment of this important gap site on the seafront could have beneficial affects on townscape and the overall image of the tourist offer therefore the site also scores well in terms of economic effects. Mitigation may be possible to reduce vulnerability to flooding.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	++	+	+	+	++/-	0	0	++	0	-	++	+	--/+	0	0	++	0	0/+	++	0/+

Preferred Option: Site 451g Felixstowe

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Proposed development is close to existing hospital and GP health facilities. The site lies within walking distance (920 m) of Trimley Saint Mary County Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both primary and secondary levels.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.

4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest 25% and 10% in the country. Site is in Felixstowe North - a relatively deprived ward.
5. To improve access to key services for all sectors of the population	++	The site is capable of delivering a substantial quantum of development and therefore, support existing and develop new services such as Highway improvements.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	+	The site has potential to deliver important planning gains. Reduce traffic congestion; Enhance the setting of listed buildings. Assess the requirement for acoustic barrier?
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of greenfield land. Grade 1-2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in increased waste production.
14. To reduce the effects of traffic on the environment	++	Close proximity to public transport, cycleways, educational and medical facilities. Schools within walking distance. Delivery of a new on-site link road.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	-	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation).) Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0/-	Site is in a Suffolk Wildlife Trust Consultation Area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	Treatment of setting of Listed buildings located in close proximity to the site.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Loss of greenfield land.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0/+	An element of employment land is being considered as part of the site development proposals.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 0.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Site is well served by a range of public transport opportunities. Less than 1 mile to Felixstowe train station. Bus stops nearby and frequent service.

23. To encourage and accommodate both indigenous and inward investment	+	An element of employment land is being considered as part of the site development proposals. Highways improvements.
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Conclusion

Significant positive effects

1. To improve the health of the population overall.
4. To reduce poverty and social exclusion.
5. To improve access to key services for all sectors of the population
14. To reduce the effects of traffic on the environment.
22. To encourage efficient patterns of movement in support of economic growth.

Significant negative effects

11. To conserve soil resources and quality.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.

Potential mitigation measures

High quality landscaping, an element of the site could be given over to open, green space, Enhance Public Right of Way across site, Provide allotments. Requirement for acoustic barrier?

Overall assessment: This site scores well in terms of social effects by providing access to key services such as employment, health and education. The sites close proximity to key services, and relatively good public transport provision serve to reduce the effects of traffic on the environment. The same factors serve to encourage efficient patterns of movement in support of economic growth. Mitigation may offset the loss of greenfield land of Grade 1-2 Agricultural soil classification.

Social effects									Environmental effects									Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	++	++	+	+	+	0	0	--	0	-	++	+	-	0/-	+/-	--	0/+	0	++	+

Preferred Option Site 502e Felixstowe

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Grove Medical Centre surgery approx. 0.8 miles, The Felixstowe Community Hospital approx. 1 mile approx. The site lies within walking distance (300m) of Kingsfleet Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both primary and secondary levels.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	++	The main indicator is related to super output areas in the lowest 25% and 10% in the country. Site is in Felixstowe East - a relatively deprived ward.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of open, green space. Suffolk Wildlife Trust Consultation Area.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.

10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of greenfield land. Grade 1-2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Site lies approx. 2.7 miles from Strategic Employment opportunities at the Port of Felixstowe and within Felixstowe Town Centre. Grove Medical Centre surgery approx. 0.8 miles, The Felixstowe Community Hospital approx. 1 mile approx. Site is 0.25 miles from bus routes. Rail links can be accessed at Felixstowe Railway Station which is approximately 2km distance. The site lies within walking distance (300m) of Kingsfleet Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	-	Flood Zone 1. Surface water network capacity would need to be increased.) Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0/-	Site is in a Suffolk Wildlife Trust Consultation Area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	Future development of this site will have to take into account the listed building nearby and ensure that the setting of this heritage asset is not detrimentally impacted.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/-	Loss of greenfield land. The setting of Nos 1 & 2 Park Farm Cottages Grade 2 Listed Building approx. 50 m west of the site will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 2.6 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Good access to local and trunk road system. Some distance from public transport.
23. To encourage and accommodate both indigenous and inward investment	0	A development of this size is unlikely to encourage and accommodate either indigenous or inward investment.

Conclusion

Significant positive effects	1. To improve the health of the population overall. 4. To reduce poverty and social exclusion. 14. To reduce the effects of traffic on the environment 22. To encourage efficient patterns of movement in support of economic growth
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	An element of the site to be given over to open, green space, Provide allotments.
Overall assessment: The site scores well in terms of social effects due to its close proximity to key services. This	

also helps reduce the effects of traffic on the environment. Mitigation may offset the loss of greenfield land of Grade 1-2 Agricultural soil classification. The sites central location also helps encourage efficient patterns of movement in support of economic growth.

Social effects									Environmental effects									Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	++	0	+	+	-	0	0	--	0	-	++	+	-	0/-	+/-	0/-	0	0	++	0

Trimley St Martin

Preferred Option Site 451b Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. Site lies within walking distance (approx. 0.6 miles) to Trimley St Martin Primary school.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	++	Loss of green field site. The potential exists for the setting of nearby listed buildings to be enhanced, the condition of the Public Right of Way to be improved and for the provision of new open, green space to be provided for community use.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+	Approx. 1.9 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.

16. To reduce vulnerability to flooding	0	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0/-	Suffolk Wildlife Consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	The setting of 2 No. Grade 2 Listed Buildings will need to be considered carefully.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The site occupies an important central location within the village. The provision of new open, green space to be provided for community use has the potential to enhance the quality and local distinctiveness of the Trimley St Martin townscape. Improvements to the setting of 2 No. Grade 2 Listed Buildings could also enhance the townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion																						
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes. 22. To encourage efficient patterns of movement in support of economic growth.																					
Significant negative effects	11. To conserve soil resources and quality.																					
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.																					
Overall assessment: The site scores well in terms of major positive social effects due to the provision of potential community benefits. The site also scores well terms of major positive economic effects due to the potential to enhance the quality of local distinctiveness and to encourage efficient patterns of movement. The major negative environmental effect is due to loss of Grade 2 agricultural soils. Scope exists to mitigate for this effect.																						
Social effects							Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	0	0	0/+	+	++	0	0	--	0	-	+	+	0	0/-	+/-	++	0	0/+	++	0

Preferred Option Site 451d Trimley St Martin

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	2.9 miles to Felixstowe Community Hospital and 2.8 miles to Walton surgery. Site lies within walking distance of Trimley St

		Martin Primary school (approx. 0.8 miles).
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a substantial quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+	Approx. 2.8 miles to nearest Town or District Centre. The site lies within 1.3 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	Suffolk Wildlife Trust consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	A number of Listed Buildings are located within close proximity of the site and maybe within direct view of the site. The setting of these and potentially other listed buildings in the vicinity will have to be carefully considered.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Loss of green field site. The site is visible from Howlett Way - an important entry route into the Trimleys. It is important that any future development contributes to the quality and local distinctiveness of the Trimley St Martin townscape.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site has very good access to the A14. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion																							
Significant positive effects	22. To encourage efficient patterns of movement in support of economic growth.																						
Significant negative effects	11. To conserve soil resources and quality.																						
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.																						
Overall assessment: The site scores well in terms of major positive economic effects due to potential to encourage efficient patterns of movement in support of economic growth. The site scores poorly in terms of major negative environmental effects due to the loss of Grade 2 agricultural soil. Scope exists to mitigate for this effect.																							
Social effects							Environmental effects											Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
+	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	0	0/-	+/-	+/-	0	0/+	++	0	

Preferred option Site 451c Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	2.9 miles to Felixstowe Community Hospital and 2.8 miles to Walton surgery. Site lies within walking distance of Trimley St Martin Primary school (approx. 0.8 miles).
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a substantial quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.

8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+	Approx. 1.6 miles to nearest Town or District Centre. The site lies within 1.3 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	Suffolk Wildlife Trust Consultation area..
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No issues identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	Loss of green field site. The site is visible from Howlett Way - an important entry route into the Trimleys. It is important that any future development contributes to the quality and local distinctiveness of the Trimley St Martin townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site has very good access to the A14. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	22. To encourage efficient patterns of movement in support of economic growth.
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green

space, Provide allotments.																						
Overall assessment: The site scores well in terms of major positive economic effects due to the potential to encourage efficient patterns of movement. The site also scores well in minor positive social and environmental effects. The sites scores poorly in terms of a major negative environmental effect due to the loss of Grade 2 agricultural soils. Scope exists for mitigation.																						
Social effects							Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	0	0/-	0	+/-	0	0/+	++	0

Preferred Option Site 383f Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion.	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site. Additional traffic using existing estate roads. Transport assessment required.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.0 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.

15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	A Suffolk Wildlife Trust consultation area. A Bat site has been identified nearby so any potential development on this site will need to be sympathetic towards the protected habitats.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	The impact on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Due to the enclosed nature of the site, development would be unlikely to affect the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	1. To improve the health of the population overall. 14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.

Overall assessment: The site scores well in terms of major positive effects due to close proximity to key services and the potential to reduce the effects of traffic on the environment. The major negative environmental effect is due to the loss of Grade 2 agricultural soil. Scope exists to mitigate this effect.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	0	0	0/+	+	-	0	0	--	0	-	++	+	0	0/-	0	0	0	0	++	0

Preferred Option Site 451f Trimley St Martin

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.8 miles to Felixstowe Community Hospital and 2.7 miles to Walton surgery. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School.

2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site. Additional traffic using existing estate roads. Transport assessment required.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 1.3 miles to nearest Town or District Centre. Site lies approx. 1.2 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.8 miles to Felixstowe Community Hospital and 2.7 miles to Walton surgery. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.8 miles from Trimley train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	A Suffolk Wildlife Trust consultation area. A Bat site has been identified nearby so any potential development on this site will need to be sympathetic towards the protected habitats.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	The impact on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/0	The setting of a Grade 2 Listed Building 'Mill Farmhouse' will have to be given careful consideration given its immediate proximity to the site and its potential to add character to any future development.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.2 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.8 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	1. To improve the health of the population overall. 14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.

Overall assessment: This site scores well for social, environmental and economic effects due to its good access to key services and the relatively good provision of public transport. The site has one major negative environmental effect due to the loss of Grade 2 agricultural soils. However, scope exists to mitigate this effect.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	0	0	0/+	+	-	0	0	--	0	-	++	+	0	0/-	-	+/0	0	0	++	0

Kirton

Preferred Option Site 325a Kirton

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.7 miles) from Trimley St Martin Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	-	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.7 miles) from Trimley St Martin Primary School. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.

6. To offer everybody the opportunity for rewarding and satisfying employment	+/0	Some minimal employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Residential development on this site will provide a mix of housing opportunities (including affordable provision) to meet the requirements of the whole community.
8. To improve the quality of where people live and to encourage community participation	+/-	Loss of greenfield site. SLA designation. Potential to provide small numbers of affordable housing.
9. To maintain and where possible improve water quality	0	The small scale development is unlikely to have an impact on water quality across the district.
10. To maintain and where possible improve air quality	0	
11. To conserve soil resources and quality	--	Loss of green field site. Grade 2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards
13. To reduce waste	-	Development of the site would be expected to accord with current standards.
14. To reduce the effects of traffic on the environment	--	The poor provision of public transport creates a high level of car dependency to access most key trips.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	-	Flood Zone 1. Surface water network capacity would need to be increased. Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	-	The site is within the Special Landscape Area and therefore any future development will need to take into account landscape, biodiversity and geodiversity issues.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+/-	Setting of Manor House Grade 2 listed building approx. 30m north of site will need to be considered.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Site is within the Special Landscape Area and therefore any future development will need to take into account this landscape designation.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	A development of this size is unlikely to create significant economic growth.
21. To revitalise town centres	0	A development of this size is unlikely to revitalise town centre.
22. To encourage efficient patterns of movement in support of economic growth	+	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district.
23. To encourage and accommodate both indigenous and inward investment	0	Unlikely that employment land will be created.

Conclusion

Significant positive effects	N/A
Significant negative effects	11. To conserve soil resources and quality.

	14. To reduce the effects of traffic on the environment.																						
Potential mitigation measures	Development of the site would constitute a loss of soil resources and quality. The scale of the development is unlikely to improve the level of local service provision.																						
Overall assessment: The site is relatively remote from key services and development would result in the loss of Grade 2 agricultural soil located in Special Landscape Area. Therefore, the site scores poorly in terms of environmental effects. It is unlikely that the major negative environmental effects could be mitigated.																							
Social effects								Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
-	+	0	0	-	+/0	+	+/-	0	0	-	0	-	-	+	-	-	+/-	-	0	0	0	+	0

Employment

Policy FPP10: Port of Felixstowe

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	-/+	Allocating land for employment use is likely to lead in an increase in traffic movements in the area however the policy seeks to address this issue through improvements to the existing railway line.

15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	-	Part of the allocation sits within AONB.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
21. To revitalise town centres	++	Although not within the Town Centre, the scale of the allocation means that activities at the site have a benefit well beyond the immediate area. The policy acknowledges the link between the Port and a number of ancillary uses in the town and encourage these where they do not detract from the overall function of Felixstowe Town Centre.
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well and is well connected to Felixstowe Town Centre.
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment. The policy recognises the significant role the Port play in both the local and national economy

Conclusion

Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment 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
Significant negative effects	None.
Potential mitigation measures	No mitigation required.

Overall assessment:

Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	++	0	0	0	0	0	0	0	-/+	0	0	-	0	0	++	++	++	++

Policy FPP11: Land at Bridge Road, Felixstowe.

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range of employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																					
21. To revitalise town centres	+	The site is immediately adjacent to Felixstowe town centre.																					
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.																					
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																					
Conclusion																							
Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment. 20. To achieve sustainable levels of prosperity and economic growth throughout the plan. 22. To encourage efficient patterns of movement in support of economic growth. 23. To encourage and accommodate both indigenous and inward investment																						
Significant negative effects	None.																						
Potential mitigation measures	No mitigation required.																						
Overall assessment: Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.																							
Social effects					Environmental effects										Economic effects								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	++	+	++	++

Policy FPP12: Land at Carr Road/Langer Road, Felixstowe

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range of employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to	0	Indicator unlikely to be affected.

encourage community participation		
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
21. To revitalise town centres	+	Although not within the Town Centre, the site relates well, and is well connected, to Felixstowe Town Centre.
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.
Conclusion		
Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment. 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area. 22. To encourage efficient patterns of movement in support of economic growth. 23. To encourage and accommodate both indigenous and inward investment.	
Significant negative effects	None.	
Potential mitigation measures	No mitigation required.	
Overall assessment:		

Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	++	+	++	++

FPP13: Land at Haven Exchange

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities and there reduce poverty.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	++	Allocating land for employment uses can increase access to a range of employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Site relates well, and is well connected to, Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	Indicator unlikely to be affected.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																				
21. To revitalise town centres	+	Although not within the Town Centre, the site relates well, and is well connected, to Felixstowe Town Centre.																				
22. To encourage efficient patterns of movement in support of economic growth	++	Site relates well, and is well connected to, Felixstowe Town Centre.																				
23. To encourage and accommodate both indigenous and inward investment	++	Allocating land for employment uses can increase access to employment opportunities, provide facilities for business expansion and encourage inward investment.																				
Conclusion																						
Significant positive effects	6. To offer everybody the opportunity for rewarding and satisfying employment. 20. To achieve sustainable levels of prosperity and economic growth throughout the plan. 22. To encourage efficient patterns of movement in support of economic growth. 23. To encourage and accommodate both indigenous and inward investment.																					
Significant negative effects	None.																					
Potential mitigation measures	No mitigation required.																					
Overall assessment: Overall, sustainable policy with major positive economic effects being identified and consequent social benefits.																						
Social effects					Environmental effects										Economic effects							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	++	+	++	++

Retail

FPP 14: Felixstowe Town Centre.

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles. Expansion of the 'Shared Space' scheme along Hamilton Rd will improve the pedestrian environment and further increase the attractiveness of walking in Felixstowe Town Centre.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.

3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Enhancing retail centres has the potential to provide increased job opportunities. Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain more accessible to those without access to a car.
5. To improve access to key services for all sectors of the population	++	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain more accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Enhancing retail centres has the potential to provide increased job opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Potential to reduce the need to travel by car by encouraging new retail development to locate in accessible Town Centre locations. Expansion of the 'Shared Space' scheme along Hamilton Rd will improve the pedestrian environment and further increase the attractiveness of walking in Felixstowe Town Centre.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	Policy seeks to ensure that proposals for redevelopment retain the individual character of Felixstowe.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Enhancing retail centres has the potential to provide increased job opportunities. Policy seeks to ensure a

area		supply of commercial premises in the most sustainable locations and promotes growth in the key sectors of retail and tourism.																				
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres and encourages the redevelopment of Felixstowe town centre for a range of commercial uses, thereby improving the retail offer and consumer choice. The policy encourages the reuse of existing sites and building within the Town Centre, potentially reducing vacancy levels. The policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth in the key sectors of retail and tourism.																				
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.																				
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth in the key sectors of retail and tourism.																				
Conclusion																						
Significant positive effects	5. To improve access to key services for all sectors of the population 20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no negative impacts identified).																					
Overall assessment Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	+	++	+	0	+	0	0	0	0	0	+	0	0	0	0	+	++	++	+	+

Policy FPP 15: Retail Frontages

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be directly affected although maintaining a supply of retail units is likely to generate some employment opportunities.

7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Ensuring a supply of appropriate commercial premises has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations.
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres, providing units for a range of commercial uses, thereby improving the retail offer and consumer choice. The policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth the key sectors of retail and tourism.
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.

23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism.																				
Conclusion																						
Significant positive effects	20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	++	++	+	+

Policy FPP 16: Primary Shopping Area

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.

13. To reduce waste	0	Indicator unlikely to be affected.																					
14. To reduce the effects of traffic on the environment	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.																					
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.																					
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.																					
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.																					
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																					
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	Indicator unlikely to be affected.																					
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	Policy aims to sustain and enhance the vitality and viability of retail centres. Ensuring a supply of appropriate commercial premises has the potential to provide increased job opportunities. Policy seeks to ensure a supply of commercial premises in the most sustainable locations.																					
21. To revitalise town centres	++	Policy aims to sustain and enhance the vitality and viability of retail centres, providing units for a range of commercial uses, thereby improving the retail offer and consumer choice. The policy seeks to ensure a supply of commercial premises in the most sustainable locations and promotes growth the key sectors of retail and tourism.																					
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.																					
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism.																					
Conclusion																							
Significant positive effects	20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																						
Significant negative effects	None																						
Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Generally sustainable policy with no major negative impacts identified.																							
Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	0	++	++	+	+

Policy FPP 17: District Centres

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Enhancing district retail centres has the potential to provide increased job opportunities. Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures communities can access those services with minimal reliance on the private cars.
5. To improve access to key services for all sectors of the population	++	Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures communities can access those services with minimal reliance on the private cars.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	Enhancing district retail centres and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The provision of district in particular, has the potential to provide local, community specific facilities and services.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+/-	Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures local communities can access those services with minimal reliance on the private car. However, given the nature of the district centres (less public transport etc.), there maybe an increase in traffic from passing trade as a result of increased retail provision in these areas, this could also have an impact on on-street parking in district centres.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	Indicator unlikely to be affected.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Policy seeks to ensure a supply of commercial facilities to serve local neighbourhoods. Enhancing district retail centres has the potential to provide increased job opportunities.																				
21. To revitalise town centres	+	The policy acknowledges the role that district centres play in providing local shopping facilities and services. The policy seeks to ensure that new retail development in the district centres does not detrimentally affect the role of larger Town Centres across the District.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth the key sectors of retail and tourism.																				
Conclusion																						
Significant positive effects	5. To improve access to key services for all sectors of the population. 8. To improve the quality of where people live and to encourage community participation.																					
Significant negative effects	None.																					
Potential mitigation measures	Policy should seek to address potential increase in traffic that may occur as the result of any increased retail provision in district centres.																					
Overall assessment: Generally sustainable policy with only one potentially negative impact identified, although this is outweighed by the greater economic, social and environmental benefits of providing retail and services in close proximity to residential areas.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	+	++	0	0	++	0	0	0	0	0	+/-	0	0	0	0	0	+	+	0	+

Tourism and Sea front Activities

Policy FPP 18: Felixstowe Ferry and Golf Course.

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.

3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	--	According to the policy, if opportunities to increase provision of car parking are supported, this may encourage more visits to Felixstowe Ferry to be made by motor car and may have the potential to increase the significant effects to the River Deben by increasing visitor numbers.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	-/0	The policy states that proposals for new access points to the river or houseboats that accord with the Deben Estuary Plan will only be supported where they do not increase the identified potential significant effect of increased access to the River Deben. However, the policy also supports more car parking provision subject only to not conflicting with the unique character of the community. This also may increase visits to the Deben Estuary SPA area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0/+	Indicator unlikely to be affected OR minor positive affect by maintaining the status quo.
20. To achieve sustainable levels of prosperity and economic	0	Indicator unlikely to be affected.

growth throughout the plan area																						
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	14. To reduce the effects of traffic on the environment.																					
Potential mitigation measures	The policy might stipulate that car parking provision will only be considered if it does not result in an increase in significant effects to the Deben Estuary area caused by improved car access. Felixstowe Ferry is well within the 1 km SPA mitigation buffer zone.																					
Overall assessment: The policy might stipulate that car parking provision will only be considered if it does not result in an increase in significant effects to the Deben Estuary area caused by improved car access. Stronger wording regarding the criteria to be used in determining the suitability of parking provision may obviate the major negative environmental effect.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	0	0	0	0	0	0	--	0	0	-/0	0	0/+	0	0	0	0

Policy FPP 19: Felixstowe Ferry Golf Club to Cobbolds Point.

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community	++	Beach huts provide an important component of Felixstowe's seaside townscape; they vitality to the sea front and provide a continuity with an earlier time for visitor and resident alike. Beach

participation		huts also support human activity in and around the beach area without the need for commercial activity seen in other parts of the resort. As such they contribute to the quality of where people live and encourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	Beach huts provide an important component of Felixstowe's seaside townscape; they add colour and interest to the sea front and proved a source of continuity with an earlier time for visitor and resident alike. As such, they are of historical importance.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Beach huts provide an important component of Felixstowe's seaside townscape; they add colour and interest to the sea front and proved a source of continuity with an earlier time for visitor and resident alike. Beach huts also support human activity in and around the beach area without the need for commercial activity seen in other parts of the resort. As such they contribute to the setting of Felixstowe's resort townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects		8. To improve the quality of where people live and to encourage community participation. 18. To conserve and where appropriate enhance areas of historical and archaeological importance.
Significant negative effects		None.
Potential mitigation measures		None needed (no major negative impacts identified).
Overall assessment:		

Generally sustainable policy with no major negative impacts identified.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0

FPP 20: Cobbolds Point to the Spa

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	In acting as both a formal garden and a meeting place, the Spa Gardens improve the quality of where people live and encourage community participation. The reopening of the Spa Pavilion will provide a further venue for community participation and support additional street activity as well as regenerate an important land mark building. Proposals which offer tourist and commercial activities on the ground floor facilitate street activity by encouraging pedestrians to linger, support café culture and passive surveillance.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.

16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The Spa Gardens represent an important component of Felixstowe's cultural and tourist offer to residents and visitors alike. The reopening of the Spa Pavilion will regenerate an important historic land mark building.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The Spa Gardens represent an important component of the quality and local distinctiveness of Felixstowe. The reopening of the Spa Pavilion will regenerate an important historic land mark building.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area.

Conclusion

Significant positive effects

8. To improve the quality of where people live and to encourage community participation.
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.

Significant negative effects

None.

Potential mitigation measures

None needed (no major negative impacts identified).

Overall assessment

Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic value of historic gardens/structures and the quality and local distinctiveness, the policy scores positively across social, economic and especially environmental effects.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	+	0	0	+

Preferred Option. FPP 21: Spa to Martello Park**Preferred Option**

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.

2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	+	An important aspect of encouraging active frontage is the provision passive surveillance. This is beneficial to increasing peoples' sense of personal safety and discouraging certain types of crime and anti-social behaviour.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to encourage tourist related commercial activity which complements the resorts Victorian and Edwardian legacy. Appropriate uses should also contribute to the vibrancy of the area by providing active frontage. The policy further seeks to promote the key nodal points of the Leisure Centre and the Pier. In addition to supporting more active tourist activities, the importance of developing the cultural offer is also recognised.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to encourage tourist related commercial activity which complements the resort s Victorian and Edwardian legacy. Appropriate uses should also contribute to the vibrancy of the area by providing active frontage. The policy further seeks to promote the key nodal points of the Leisure Centre and the Pier. In addition to supporting more active

		tourist activities, the importance of developing the cultural offer is also recognised.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.
21. To revitalise town centres	+	The policy recognises to the importance of linkage between the waterfront and town centre areas.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	The policy supports tourist and commercial activities on ground floors which may promote additional business activity, create employment opportunities and help diversify the economy of the plan area. An increase in active frontage along key sections of the resort frontage may also help improve the image of the whole resort to potential investors.

Conclusion

Significant positive effects

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.

Significant negative effects

None.

Potential mitigation measures

None needed (no major negative impacts identified).

Overall assessment:

Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic value of historic structures and the quality and local distinctiveness, the policy scores positively across social, environmental and economic effects.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	+	+	0	+

FPP 22: Martello Park to Landguard

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.

6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. Furthermore, the policy recognises the potential for negative impacts on the area if parking arrangements become inadequate to meeting future growth in visitor numbers and undertakes to prevent this occurring. The potential to increase parking provision through future development at the Port of Felixstowe is identified.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment		
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, the colony of rare marine plants and birds living on the spit, and the shingle spit itself, are of value to biodiversity and geodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, Languard Fort is of historical importance to the area.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	The policy seeks to balance the differing management requirements of an ancient scheduled monument, a wildlife reserve and a Site of Special Scientific Interest. In particular, the shingle spit and Languard Fort are important to the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.

23. To encourage and accommodate both indigenous and inward investment	+	The policy recognises the opportunities presented through future development at Felixstowe Port and seeks to engage proactively In this process.																				
Conclusion																						
Significant positive effects	8. To improve the quality of where people live and to encourage community participation.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no negative impacts identified. As the policy impacts on tourism offer, the aesthetic and community value of historic structures, environmental protection and the quality and local distinctiveness, the policy scores positively across social, environmental and economic effects.																						
Social effects								Environmental effects									Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	+	+	+	0	0	0	+

FPP 23: Car Parking

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.

12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	++	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
15. To reduce emissions of greenhouse gasses from energy consumption	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to townscape amenity.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to the centre. The redevelopment of car parking sites close to the town centre, whilst safeguarding or improving parking provision offers potential new development opportunities.
22. To encourage efficient patterns of movement in support of economic growth	+/-	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. However, moderate parking pressure may encourage some drivers to use bus and rail services and the provision of car parking spaces may result in less journeys being taken by public transport.
23. To encourage and accommodate both indigenous and inward investment	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to the centre. The redevelopment of car parking sites close to the town centre, whilst safeguarding or improving parking provision offers potential new development opportunities.
Conclusion		
Significant positive effects	5. To improve access to key services for all sectors of the population. 14. To reduce the effects of traffic on the environment. 21. To revitalise town centres. 23. To encourage and accommodate both indigenous and inward investment.	
Significant negative effects	None.	
Potential mitigation measures	None needed (no major negative impacts identified).	

Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	0	++	+/-	++

FPP 24: Holiday Accommodation

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to locate new holiday accommodation in the most appropriate sites where development will have a positive impact on the resort and respect the character of its surroundings. The policy also seeks to avoid detrimental impacts on highway and access arrangements, and increased flood risk. A high standard of design will also be sought.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.

16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.																					
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.																					
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																					
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to locate new holiday accommodation in the most appropriate sites where development will have a positive impact on the resort and respect the character of its surroundings. The policy also seeks to avoid detrimental impacts on highway and access arrangements, and increased flood risk. A high standard of design will also be sought.																					
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																					
21. To revitalise town centres	0	Indicator unlikely to be affected.																					
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																					
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																					
Conclusion																							
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.																						
Significant negative effects	None.																						
Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Generally sustainable policy with no major negative impacts identified. Through avoidance of bad neighbour issues a major positive effect is identified. Cognisance of a high quality built and natural environment and avoidance of potential impacts scores a minor positive effect.																							
Social effects					Environmental effects										Economic effects								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0	0

Environment

FPP25: Access to the countryside

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	Green infrastructure can have a beneficial affect on the health of populations. The policy seeks to improve access to, and increase the provision of, accessible greenspaces. Such locations may act as the locus of community activities such as physical activities, picnics etc. Some evidence exists to suggest a link between access to areas of natural tranquillity and positive mental health

		outcomes.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Green infrastructure provides important ecological services such as flood attenuation, air purification and urban cooling. The policy seeks to improve access to these services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	Green infrastructure can have a beneficial affect on the natural, aesthetic, spiritual and commercial values of locations. The policy seeks to improve access to, and increase the provision of, accessible greenspaces. Such locations may act as the locus of community activities such as physical activities, picnics etc.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0/+	In those areas identified as accessible green spaces, the provision of green infrastructure especially broadleaf woodland may help conserve soil resources and quality.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	The policy seeks to develop the network of footpaths and cycle paths available and therefore offering an alternative to vehicular transport.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0/+	Green infrastructure provides important ecological services such as flood attenuation.
17. To conserve and enhance biodiversity and geodiversity	+	Some Green infrastructure may have a beneficial affect on the natural values of locations if it provides habitat and increases biodiversity.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	Green infrastructure can have a beneficial affect on the natural, aesthetic, spiritual and commercial values of locations. The policy seeks to improve access to, and increase the provision of, accessible greenspaces.
20. To achieve sustainable levels of prosperity and economic	0	Indicator unlikely to be affected.

growth throughout the plan area		
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	1. To improve the health of the population overall. 8. To improve the quality of where people live and to encourage community participation.	
Significant negative effects	None.	
Potential mitigation measures	None needed (no major negative impacts identified).	
Overall assessment: Generally sustainable policy with no major negative impacts identified. The provision of natural green space not only creates opportunities to secure environmental improvements but may also have major positive social effects due to increased physical activity and improved mental health outcomes.		

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	0	0	0	+	0	0	++	0	0	0/+	0	0	+	0	0/+	+	0	+	0	0	0	0

FPP26: Areas to be protected from Development

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual

		community identity by preventing coalescence.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	+	By protecting areas from development, land may continue to be farmed or provide important habitat. As such, soil resources and quality may be conserved.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual community identity by preventing coalescence.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected from development to conserve its intrinsic values, to protect the setting of important buildings or structures and also to maintain a sense of individual community identity by preventing coalescence.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 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.	
Significant negative effects	None.	

Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Sustainable policy with no major negative impacts identified. The social value attached by communities to key landmarks results in major positive effects, whilst the aesthetic contributions these locations make to townscape and landscape quality result in major positive environmental effects.																							
Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	0	0	++	0	0	+	0	0	0	0	0	0	0	++	++	0	0	0	0

FPP27: Historic Parks and Gardens

Preferred Option		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.

17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.																					
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.																					
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.																					
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																					
21. To revitalise town centres	0	Indicator unlikely to be affected.																					
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																					
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																					
Conclusion																							
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 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.																						
Significant negative effects	None.																						
Potential mitigation measures	None needed (no major negative impacts identified).																						
Overall assessment: Generally sustainable policy with no major negative impacts identified.																							
Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0

Appendix 5: Full SA Assessment Proformas of alternatives options

++	Major positive significant effect
+	Minor positive significant effect
0	Neutral
-	Minor negative significant effect
--	Major negative significant effect
?	Uncertain

Housing

Alternative Option 1: Don't alter boundaries		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	-/+	The policy may be less well suited in directing new housing development to the most sustainable locations due to physical limits boundaries being out-of-date.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	-/+	The policy may be less well suited in directing new housing development to the most sustainable locations due to physical limits boundaries being out-of-date.
8. To improve the quality of where people live and to encourage community participation	+	The policy may be less well suited in directing new housing development to the most sustainable locations due to physical limits boundaries being out-of-date.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	++/+	The policy may be less well suited in directing new housing development to the most sustainable locations; brown field sites tend to be concentrated near or within physical limits boundaries.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	++/+	The policy may be less well suited in directing new housing development to the most sustainable locations; less sustainable locations may lead to greater levels of car dependency.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.

16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.																				
17. To conserve and enhance biodiversity and geodiversity	-/+	The policy may be less well suited in directing new housing development to the most sustainable locations.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-/+	New development has the potential to enhance areas of historical and archaeological importance. The policy may be less well suited in directing new housing development to the most suitable locations due to physical limits boundaries being out-of-date.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	-/+	New development has the potential to enhance areas of historical and archaeological importance. The policy may be less well suited in directing new housing development to the most suitable locations due to physical limits boundaries being out-of-date.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	+	The policy seeks to help in directing new housing development to the most sustainable locations.																				
22. To encourage efficient patterns of movement in support of economic growth	++/+	The policy may be less well suited in directing new housing development to the most sustainable locations; less sustainable locations may lead to greater levels of car dependency.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified. However, in seeking to direct development to the most sustainable locations, the use of out-of-date physical limits boundaries would not reflect the locations of recent housing development and may impact on the decision making process when planning future growth.																						
Social effects					Environmental effects													Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	-/+	0	-	+	0	0	++	0	-	++	-	0	-	-	-	0	+	++	0
						/+				/+			/+			/+	/+	/+			/+	

Alternative Option 2: Extend boundaries further

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.

5. To improve access to key services for all sectors of the population	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside.
8. To improve the quality of where people live and to encourage community participation	--	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside. As a consequence new development may be poorly related and integrated into existing settlements.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	--	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside. Relaxing the physical limits boundaries may also make efficient use of land harder to achieve.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	-	More housing is likely to lead to an increase in waste production.
14. To reduce the effects of traffic on the environment	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside.
15. To reduce emissions of greenhouse gasses from energy consumption	-	More housing is likely to lead to an increase in greenhouse gases.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside. As a consequence new development may be poorly related and integrated into existing settlements.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	--	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside. As a consequence new development may be poorly related and integrated into existing settlements.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	-	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside.

22. To encourage efficient patterns of movement in support of economic growth	--	May lead to further development in locations which are not well related to the existing settlements, services and facilities and lead to new building encroaching into the countryside. As a consequence car dependency may increase.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	None.	
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes. 22. To encourage efficient patterns of movement in support of economic growth.	
Potential mitigation measures	No potential mitigation identified.	
Overall assessment: Unsustainable policy with no positive impacts identified. Inappropriate development located in less sustainable locations potentially creates less sustainable settlements resulting in negative effects in all scoring areas. Relaxing the physical limits boundaries may make efficient use of land harder to achieve, with consequent negative effects on economic efficiency, unnecessary vehicle movements, access to services and loss of valued townscape and landscape, and damage to local character.		

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	-	0	-	--	0	0	--	0	-	-	-	0	-	-	--	0	-	--	0

Housing Sites

Alternative Option: Site 914 Bucklesham		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	--	Remoteness from medical services. Nearest primary school within walking distance has no capacity.
2. To maintain and improve levels of education and skills in the population overall	--	Bucklesham Primary School minimal capacity. Kesgrave High School no capacity.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	0/+	Any future development of this site will be expected to deliver a minimal quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of greenfield site.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	-	Loss of agricultural land.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	+	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	--	Approx. 2.0 miles to Ransomes Europark strategic employment opportunities. Approx. 4.5 miles to Thelpswich Hospital. Approx. 5 miles to Ravenswood Medical Practice. Nearest walkable primary school has no capacity. Infrequent bus services (fewer than one per hour).
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	0/-	Flood Zone 1. Surface water network capacity would need to be increased (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	Indicators unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicators unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	--	Loss of green field site and Special Landscape Area. Potential impact on the setting of listed buildings will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	A development of this size is unlikely to create significant economic growth.
21. To revitalise town centres	0	A development of this size is unlikely to revitalise town centres.
22. To encourage efficient patterns of movement in support of economic growth	--	Approx. 2.0 miles to Ransomes Europark strategic employment opportunities. Infrequent bus services (fewer than one per hour).
23. To encourage and accommodate both indigenous and inward investment	0	Scale of development unlikely to create additional employment land.

Conclusion

Significant positive effects

N/A

Significant negative effects

1. To improve the health of the population overall.
 2. To maintain and improve levels of education and skills in the population overall.
 14. To reduce the effects of traffic on the environment
 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape.
 22. To encourage efficient patterns of movement in support of economic growth.

Potential mitigation measures

It is unlikely that development on this scale could help address the current relative remoteness from medical facilities, the lack of educational capacity or the lack of public transport provision. The small size of the site would make it difficult to set aside land to mitigate the loss of SLA designated land.

Overall assessment:

The site is in a Special Landscape Area. The small size of the site would make it difficult to set aside land for mitigation. The quantum of housing delivered would likely be insufficient to support additional facilities. It is unlikely that the present lack of educational capacity at local schools or the relative remoteness from medical services could be addressed. The site is only poorly served by public transport. Relative remoteness from services, a lack of transport provision and loss of high value landscape and soils means the site scores poorly in all 3 sustainability areas.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
--	--	0	0	0	0/+	0/+	-	0	0	-	+	-	--	+	0/-	0	0	--	0	0	--	0

Alternative Option Site 712 Kirton

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/+	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.

3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	+/-	Reuse of previously developed land. Site to be landscaped and improve connectivity within the village. However, also loss of greenfield site. Potential impact of nearby employment site on affordable housing.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	+	Loss of agricultural land. Grade 2 agricultural soil classification. However, one-third previously developed land so this helps mitigate the loss of agricultural land. (- -/++).
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	0	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+/0	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	Unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Development of the site is unlikely to adversely affect the setting of Grade 2 Listed Building '23 The Maltings'. No landscape designations apply to this site.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.

21. To revitalise town centres	0	Indicators unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	-/+	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.																				
23. To encourage and accommodate both indigenous and inward investment	+	Development of the site will facilitate the retention of indigenous business.																				
Conclusion																						
Significant positive effects	N/A.																					
Significant negative effects	N/A.																					
Potential mitigation measures	N/A.																					
Overall assessment: The site generally scores well with minor positive social, economic and environmental effects. Whilst the redevelopment of previously developed land (PDL) would normally score as a major positive factor, two thirds of the site is greenfield and classified as Grade 2 agricultural soil. This reduces the overall positive benefit of redeveloping PDL.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0/+	+	0	0	0	+	+	+/-	0	0	+	0	0	+/-	+	0	0	0	0	0	0	--/+	+

Alternative Option Site 950 Kirton		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Trimley St Martin Primary School 0.7 miles encourages walking.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Default should be neutral.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	-	Kirton is relatively remote from the nearest hospital and GP's surgery and is poorly served by public transport. Employment opportunities are within easy reach and the nearest primary school is within walking distance. It is unlikely the development on this scale would improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+/0	Some minimal employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Residential development on this site will provide a mix of housing opportunities (including affordable provision) to meet the requirements of the whole community.
8. To improve the quality of where people live and to encourage community participation	+/-	Loss of greenfield site. Potential to provide small numbers of affordable housing.
9. To maintain and where possible improve water quality	0	The small scale development is unlikely to have an impact on water quality across the district.

10. To maintain and where possible improve air quality	0	
11. To conserve soil resources and quality	--	Loss of green field site. Grade 2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	
13. To reduce waste	-	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
14. To reduce the effects of traffic on the environment	--	Approx. 2.8 miles to nearest Town or District Centre. Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station. Trimley St Martin Primary School 0.7 miles encourages walking.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	-	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No historic assets have been identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Loss of green field site.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Scale of development unlikely to revitalise town centres.
22. To encourage efficient patterns of movement in support of economic growth	+	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district.
23. To encourage and accommodate both indigenous and inward investment	0	A development of this size is unlikely to create significant economic growth.
Conclusion		
Significant positive effects	N/A.	
Significant negative effects	11. To conserve soil resources and quality. 14. To reduce the effects of traffic on the environment.	
Potential mitigation measures	Development of the site would constitute a loss of soil resources and quality. The small size of the site would make it difficult to set aside land for mitigation. The scale of the development is unlikely to improve the level of public transport provision.	
Overall assessment: The site is relatively remote from key services and development would result in the loss of Grade 2 agricultural soil. Therefore, the site scores poorly in terms of environmental effects. It is unlikely that the major negative environmental effects could be mitigated.		

Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
-	+	0	0	-	+/0	+	+/-	0	0	--	0	-	--	+	-	0	0	-	0	0	0	+	0

Alternative Option Site 383a Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. Site lies within walking distance (approx. 0.6 miles) to Trimley St Martin Primary school.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	0/-	Loss of green field site. Additional traffic using existing estate roads. <i>(Site 3022a would see an enlargement of site 383a from 1.8ha to 3 ha. With a corresponding increase in traffic flows).</i>
9. To maintain and where possible improve water quality	0	Normally unlikely to be affected
10. To maintain and where possible improve air quality	0	Future development is unlikely to have an impact on air quality across the district.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Development of the site would be expected to accord with current standards.
14. To reduce the effects of traffic on the environment	+	Approx. 2.1 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	+/-	Flood Zone 1. Surface water network capacity would need to be increased. Waste water network capacity may need process enhancements. Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?

17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No assets of historical and archaeological importance identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	No policy designations have been identified. The site occupies an important entry location to the village. High quality development could enhance the quality and local distinctiveness of townscape.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	22. To encourage efficient patterns of movement in support of economic growth.
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.

Overall assessment: The site scores well in terms of economic effects due to its close proximity to employment opportunities and relatively good public transport provision. The loss of Grade 2 agricultural soil results in a major negative environmental effect. However, there may be scope for mitigation.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	0	0	0/+	+	0/-	0	0	-	0	-	+	+	+/-	0	0	0/+	0	0/+	++	0

Alternative Option Site 383b Trimley St Martin

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.9 miles to Felixstowe Community Hospital and 2.8 miles to Walton surgery. Site lies within walking distance of Trimley St Martin Primary school (approx. 0.8 miles).
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and	0/+	Some employment created during the construction phase.

satisfying employment		
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of green field site. Loss of important views across open countryside?
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+	Approx. 1.6 miles to nearest Town or District Centre. The site lies within 1.3 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	+/-	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0/-	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No assets of historical and archaeological importance identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	No policy designations have been identified. The site is visible from an important entry route into the Trimleys. Important to conserve the quality and local distinctiveness of landscape views?
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site has very good access to the A14. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion																						
Significant positive effects						1. To improve the health of the population overall. 22. To encourage efficient patterns of movement in support of economic growth.																
Significant negative effects						11. To conserve soil resources and quality. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape.																
Potential mitigation measures						Loss of soil resources and quality might be mitigated through the use of high quality landscaping, an element of the site to be given over to open, green space, Provision of allotments.																
Overall assessment: The site has relatively good access to key services and good transport links. This has resulted in major positive scorings in social and economic effects. The loss of Grade 2 agricultural soil is a major negative environmental effect although scope may exist for mitigation. The loss of views of countryside at an important gateway location has resulted in a major negative economic effect. Potential mitigation may be provided through policy designation.																						
Social effects						Environmental effects											Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	0	0	0/+	+	-	0	0	--	0	-	+	+	+/-	0/-	0	--	0	0/+	++	0

Alternative Option Site 936 Trimley St Martin		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/-	3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. The close proximity to the A14 of some units may have a detrimental impact on the health of future residents. Assessment required.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a substantial quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-/0	Loss of green field site. Site is in close proximity to the A14 which is a source of noise and vibration pollution in this area.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.

12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.1 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	+/-	Flood Zone 1. Surface water network capacity would need to be increased. Waste water network capacity may need process enhancements. Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No assets of historical and archaeological importance identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	No policy designations have been identified. The site is highly visible from the A14. The use of high quality landscaping could enhance the quality and local distinctiveness of the landscape and act as a noise barrier.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0/+	Indicators unlikely to be affected.

Conclusion

Significant positive effects	14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.
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Significant negative effects	11. To conserve soil resources and quality.
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Potential mitigation measures	High quality landscaping (as acoustic barrier?), an element of the site to be given over to open, green space, Provide allotments.
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Overall assessment: The site scores well in terms of major economic effects due to potential to encourage efficient patterns of movement in support of economic growth and scores well in terms of major environmental effects due to potential to reduce the effects of traffic on the environment. The site scores poorly in terms of major environmental effects due to the loss of Grade 2 agricultural soils. Scope exists to mitigate this effect. Close proximity to the A14 and noise issues may also have a negative impact on the site. Potential mitigation through use of acoustic barrier?

Social effects								Environmental effects												Economic effects		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23

0/- + 0 0 0 0/+ + -/0 0 0 0 -- 0 - ++ + +/- 0 0 0/+ 0 0/+ ++ 0/+

Alternative Option Site 3003 Trimley St Mary (In conjunction with SHLAA site 752)

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	++	Opportunity to reuse a vacant site for housing.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of some green field land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	+	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 1.3 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	?	Flood Zone 1.

17. To conserve and enhance biodiversity and geodiversity	0/-	Bat site at entrance to site. Within a Suffolk Wildlife Trust Consultation Area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-/+	The impact on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Due to the enclosed nature of the site, development would be unlikely to affect the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects

1. To improve the health of the population overall.
8. To improve the quality of where people live and to encourage community participation.
14. To reduce the effects of traffic on the environment.
22. To encourage efficient patterns of movement in support of economic growth.

Significant negative effects

11. To conserve soil resources and quality.

Potential mitigation measures

High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.

Overall assessment: This site scores well in terms of major positive social effects due to its proximity to key services and the potential to reuse a vacant site. Relatively good provision of public transport and proximity to key services allow the site to potentially reduce the effects of traffic on the environment and to encourage efficient patterns of movement in support of economic growth. The site has one major negative environmental effect due to the loss of Grade 2 agricultural soils. However, scope exists to mitigate this effect. Development would see a site previously discounted due to poor access being combined with a new site providing access for both.

Social effects								Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
++	+	0	0	0	+	+	++	0	0	--	+	-	++	+	?	0/-	-/+	0	0	0	0	++	0

Alternative Option Site 3022a Trimley St Mary (Enlargement of deliverable SHLAA site 383a)

SA objective:

Impact:

Comments / Mitigation:

1. To improve the health of the population overall

0

3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. Site lies within walking distance (approx. 0.6 miles) to Trimley St Martin Primary school.

2. To maintain and improve levels of education and skills in

+

Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.

the population overall		
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	0/-	Loss of green field site. Additional traffic using existing estate roads. (<i>Site 3022a would see an enlargement of site 383a from 1.8ha to 3 ha. With a corresponding increase in traffic flows</i>).
9. To maintain and where possible improve water quality	0	Normally unlikely to be affected
10. To maintain and where possible improve air quality	0	Future development is unlikely to have an impact on air quality across the district.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Development of the site would be expected to accord with current standards.
14. To reduce the effects of traffic on the environment	+	Approx. 2.1 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys. The site is relatively remote to medical facilities.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	+/-	Flood Zone 1. Surface water network capacity would need to be increased. Waste water network capacity may need process enhancements. Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No assets of historical and archaeological importance identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0/+	No policy designations have been identified. The site occupies an important entry location to the village. High quality development could enhance the quality and local distinctiveness of townscape.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion																						
Significant positive effects										22. To encourage efficient patterns of movement in support of economic growth.												
Significant negative effects										11. To conserve soil resources and quality.												
Potential mitigation measures										High quality landscaping, an element of the site to be given over to open, green space, Provide allotments.												
Overall assessment: The site scores well in terms of economic effects due to its close proximity to employment opportunities and relatively good public transport provision. The loss of Grade 2 agricultural soil results in a major negative environmental effect. However, there may be scope for mitigation.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	0	0	0/+	+	0/-	0	0	-	0	-	+	+	+/-	0	0	0/+	0	0/+	++	0

Alternative Option Site 3022c Trimley St Mary (Resubmission of discounted SHLAA site 383c)		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community	--	Loss of green field site. The parish boundary follows the northern boundary of the site. Losing the open character of this site may impact on the sense of local identity between the communities of

participation		Trimley St Mary and Trimley St Martin. The setting of several listed buildings will also require careful consideration.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.1 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	A Suffolk Wildlife Trust consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-/-	The impact on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Potential coalescence between Trimley St Mary and Trimley St Martin to be avoided if possible.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects

1. To improve the health of the population overall.
14. To reduce the effects of traffic on the environment.
22. To encourage efficient patterns of movement in support of economic

	growth.																						
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes																						
Potential mitigation measures	Issue regarding questions (8) and (11) could be addressed through the retention of sufficient open, green space to avoid harm to the setting of listed buildings and maintain a clear distinction between the built up areas of Trimley St Mary and Trimley St Martin. Such a course of action would also mitigate against the loss of Grade 2 agricultural soils.																						
Overall assessment: This site scores well in terms of major positive social effects due to its proximity to key services. Relatively good provision of public transport and proximity to key services allow the site to potentially reduce the effects of traffic on the environment and to encourage efficient patterns of movement in support of economic growth. Potential significant negative effects are as a result of coalescence between the Trimleys. Loss of community identity, damage to the setting of listed buildings and the loss of high quality agricultural land are identified as potential outcomes.																							
Social effects							Environmental effects										Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
++	+	0	0	0	0/+	+	--	0	0	--	0	-	++	+	0	0/-	-/--	--	0	0	0	++	0

Alternative Option Site 3022d Trimley St Mary (Resubmission of discounted SHLAA site 383d)

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	3.8 miles to Felixstowe Community Hospital and 3.7 miles to Walton surgery. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	--	Loss of green field site. The parish boundary runs to the west of the site. Losing the open character of this site may impact on the sense of local identity between the communities of Trimley St Mary and Trimley St Martin. Grade 2 Listed Building 'Mill Farmhouse' lies approx. 60m to the south west. The setting will have to be given careful consideration given its immediate proximity to the site. Site is in close proximity to the A14 which is a source of noise and vibration pollution.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.

10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	+	Due to lack of capacity via Thurmans Lane, site access is dependent on adjoining sites 451e, 383c and 451d. This detour adds to the length of all journeys by car although Thurmans Lane is suitable for walking and cycling. Approx. 2.1 miles to nearest Town or District Centre. Site lies approx. 2.2 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 3.8 miles to Felixstowe Community Hospital and 3.7 miles to Walton surgery. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 1.8 miles from Trimley train station. The site lies within walking distance (0.4 miles) of Trimley St Mary Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0/-	Suffolk Wildlife Trust consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Grade 2 Listed Building 'Mill Farmhouse' lies approx. 60m to the south west. The setting will have to be given careful consideration given its immediate proximity to the site.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	No landscape designations.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	+	Site lies approx. 2.2 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 1.8 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion	
Significant positive effects	N/A.
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality.
Potential mitigation measures	The site is in close proximity to the A14 which is a source of noise and

	vibration pollution. Mitigation may be provided through the provision of an acoustic barrier? The setting of nearby Grade 2 Listed Building 'Mill Farmhouse' will require careful consideration. The site on its own is also isolated with access being dependent on adjoining sites 451e, 383c and 451d. Development of the site may contribute to coalescence between Trimley St Mary and Trimley St Martin. Development of the site would also result in a loss of Grade 2 agricultural soils.																					
Overall assessment: Given the isolated nature of this site, combined with multiple negative effects, it is not clear how mitigation could be successful.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	0	0	+	+	--	0	0	--	0	-	+	+	0	0/-	0	0	0	0	+	0

Alternative Option Site 770 Kirton		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0/+	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of a greenfield site. The impact of developing the site on the setting of the listed building will require careful consideration.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	0/+	Approx. 3.2 miles to nearest Town or District Centre. Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery.

		Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	Unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicators unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	The site lies approx. 260 yds to the north of Grade 2 Listed Building 'Church of St Mary & St Martin'. The impact of developing the site on the setting of the listed building will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	- / +	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
23. To encourage and accommodate both indigenous and inward investment	+	Development of the site will facilitate the retention of indigenous business.

Conclusion

Significant positive effects

N/A

Significant negative effects

11. To conserve soil resources and quality.

Potential mitigation measures

It is unlikely that development on this scale could help address the current relative remoteness from medical facilities, or the lack of public transport provision. The small size of the site would make it difficult to set aside land to mitigate the loss of SLA designated Grade 2 land.

Overall assessment: The site is located within Grade 2 agricultural land. The small size of the site would make it difficult to set aside land for mitigation. The quantum of housing delivered would likely be insufficient to support additional facilities. The site is only poorly served by public transport. Relative remoteness from services, a lack of transport provision and loss of high value soils means the site scores poorly.

Social effects								Environmental effects								Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0/+	+	0	0	0	+	+	-	0	0	--	0	-	0/+	+	0	0	0	0	0	0	--/+	+

Alternative Option Site 951 Kirton

SA objective:

Impact:

Comments / Mitigation:

1. To improve the health of the population overall	-	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	-	Loss of a greenfield site. The impact of developing the site on the setting of the listed building will require careful consideration.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	0/+	Approx. 3.2 miles to nearest Town or District Centre. Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station. The site is within walking distance (0.8 miles) of Trimley St Martin Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	Unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicators unlikely to be affected.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	The site lies approx. 260 m to the north of Grade 2 Listed Building 'Church of St Mary & St Martin'. The impact of developing the site on the setting of the listed building will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development is unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	- / +	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
23. To encourage and accommodate both indigenous and inward investment	+	Development of the site will facilitate the retention of indigenous business.

Conclusion

Significant positive effects	N/A
Significant negative effects	11. To conserve soil resources and quality.
Potential mitigation measures	It is unlikely that development on this scale could help address the current relative remoteness from medical facilities, or the lack of public transport provision. The small size of the site would make it difficult to set aside land to mitigate the loss of SLA designated Grade 2 land.

Overall assessment: The site is located within Grade 2 agricultural land. The small size of the site would make it difficult to set aside land for mitigation. The quantum of housing delivered would likely be insufficient to support additional facilities. The site is only poorly served by public transport. Relative remoteness from services, a lack of transport provision and loss of high value soils means the site scores poorly.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
-	+	0	0	0	+	+	-	0	0	--	0	-	0/+	+	0	0	0	0	0	0	--/+	+

Alternative Option Site 607 Trimley St Mary

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.
7. To meet the housing	+	Any future development of this site will be expected to deliver

requirements of the whole community		affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	--	Loss of gardenland.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	0	Loss of gardenland.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 1.1 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0	Indicators unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	--/+	The impact on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Due to the enclosed nature of the site, development would be unlikely to affect the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.7 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	1. To improve the health of the population overall.
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	14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.																						
Significant negative effects	8. To improve the quality of where people live and to encourage community participation.																						
Potential mitigation measures	N/A																						
Overall assessment: The site scores well in terms of major positive effects due to close proximity to key services and the potential to reduce the effects of traffic on the environment. However, in developing a scheme that satisfied local context, it seems unlikely that 5 units or over could be delivered.																							
Social effects							Environmental effects										Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
++	+	0	0	0	0/+	+	--	0	0	0	0	-	++	+	0	0/-	--/+	0	0	0	0	++	0

Alternative Option Site 3004 Kirton		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.7 miles) from Trimley St Martin Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Some minimal employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Residential development on this site will provide a mix of housing opportunities (including affordable provision) to meet the requirements of the whole community.
8. To improve the quality of where people live and to encourage community participation	-	Loss of greenfield site.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of green field site. Grade 2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	-	Approx. 3.2 miles to nearest Town or District Centre. Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and

		the rest of the district. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. The site is within walking distance (0.7 miles) from Trimley St Martin Primary School. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	-	Flood Zone 1. Surface water network capacity may need to be increased. Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	No designations identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No listed building within line of sight.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	No landscape designations.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	A development of this size is unlikely to create significant economic growth.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	+/-	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	N/A.																					
Significant negative effects	11. To conserve soil resources and quality.																					
Potential mitigation measures	Development of the site would constitute a loss of soil resources and quality. The small size of the site would make it difficult to set aside land for mitigation. The scale of the development is unlikely to improve the level of public transport provision.																					
Overall assessment: The site is relatively remote from key services and development would result in the loss of Grade 2 agricultural soil. Therefore, the site scores poorly in terms of environmental effects. It is unlikely that the major negative environmental effect could be mitigated.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
-	+	0	0	0	+/0	+	-	0	0	-	0	-	-	+	-	0	0	0	0	0	+/-	0

Alternative Option Site 3002 Trimley St Mary		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	++	2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. Site lies within walking distance (0.5 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Some minimal employment created during the construction phase.
7. To meet the housing requirements of the whole community	0	Any future development of this site will be unlikely to deliver more than minimal amounts of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	--	Loss of green field site, proximity to AONB, adjacent to countryside management site. Additional traffic using existing estate road.
9. To maintain and where possible improve water quality	0	Normally unlikely to be affected.
10. To maintain and where possible improve air quality	0	Any future development is unlikely to have an impact on air quality across the district.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Development of the site would be expected to accord with current standards.
14. To reduce the effects of traffic on the environment	++/-	Approx. 1.2 miles to nearest Town or District Centre. Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 2.7 miles to Felixstowe Community Hospital and 2.6 miles to Walton surgery. The site lies within walking distance (0.3 miles) of Trimley St Mary Primary School. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.35 miles from Trimley train station. Additional traffic using existing estate road. Level crossing limits road capacity due to high volume of freight trains using line.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Modern homes have higher energy efficiency standards than existing stock.
16. To reduce vulnerability to flooding	0	Flood Zone 1.

17. To conserve and enhance biodiversity and geodiversity	0/-	Adjacent to countryside management site.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Impact on setting of Grade 2 Listed Buildings No3 – Searsons Farmhouse, Cartlodge to W of Searsons Farmhouse, Barn to SW of Searsons Farmhouse
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Loss of green field site and proximity to AONB
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	The scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	The scale of development is unlikely to create additional employment land.
22. To encourage efficient patterns of movement in support of economic growth	++/-	Site lies approx. 1.1 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 0.35 miles from Trimley train station. Additional traffic using existing estate road. Level crossing limits road capacity due to high volume of freight trains using line.
23. To encourage and accommodate both indigenous and inward investment	0	A development of this size is unlikely to encourage and accommodate either indigenous or inward investment.

Conclusion																						
Significant positive effects	1. To improve the health of the population overall.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes																					
Potential mitigation measures	The areas open character is important to conserving the areas historical and archaeological importance, and conserve and enhance the quality and local distinctiveness of landscapes and townscapes. Unlikely therefore, that a development of this size could employ high quality landscaping, or provide for an element of the site to be given over to open, green space, or provide allotments to mitigate the loss of soil resources and quality.																					
Overall assessment: The site scores well in terms of significant positive effects due to proximity to some key services. However, overall the sustainability scores are poor due to significant negative effects due to the potential impact on the setting of Grade 2 Listed Buildings, loss of agricultural land and impacts on the quality and local distinctiveness of landscapes and townscapes.																						
Social effects							Environmental effects							Economic effects								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
++	+	0	0	0	0	0	--	0	0	--	0	-	++/-	+	0	0/-	-	--	0	0	++/-	0

Alternative Option Site 3020 Falkenham		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Trimley St Martin Primary School lies

		within walking distance (0.85 miles - alone traffic free route) of the site.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Martin Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Default should be neutral.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	-	Falkenham is relatively remote from the nearest hospital and GP's surgery and is poorly served by public transport. Employment opportunities are within easy reach and the nearest primary school is within walking distance. It is unlikely the development on this scale would improve access to key services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Some minimal employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Residential development on this site will provide a mix of housing opportunities (including affordable provision) to meet the requirements of the whole community.
8. To improve the quality of where people live and to encourage community participation	+/-	Loss of greenfield site. Potential to provide small numbers of affordable housing.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of green field site. Grade 2 Agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current standards which promote the efficient use of water and minerals. Site is within a Minerals Consultation Area.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	--	Approx. 3.2 miles to nearest Town or District Centre. Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe. Approx 3.5 miles to Felixstowe Community Hospital and approx. 3.4 miles Walton Surgery. Trimley St Martin Primary School lies within walking distance (0.85 miles - alone traffic free route) of the site. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1. Surface water network capacity would need to be increased. (Anglian Water advice in SHLAA consultation). Assess potential to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS)?
17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No historic assets have been identified.

19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	-	Loss of green field site. The setting of the nearby listed building will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	+/-	Approx. 2.3 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. Infrequent services (fewer than one per hour). Over 3 miles to Felixstowe train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion																							
Significant positive effects	N/A.																						
Significant negative effects	11. To conserve soil resources and quality. 14. To reduce the effects of traffic on the environment.																						
Potential mitigation measures	Development of the site would constitute a loss of soil resources and quality. The small size of the site would make it difficult to set aside land for mitigation. The scale of the development is unlikely to improve the level of public transport provision.																						
Overall assessment: The site is relatively remote from key services and development would result in the loss of Grade 2 agricultural soil. Therefore, the site scores poorly in terms of environmental effects. It is unlikely that the major negative environmental effects could be mitigated.																							
Social effects								Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
-	+	0	0	-	0	+	+/-	0	0	--	0	-	--	+	0	0	0	0	-	0	0	+/-	0

Alternative Option Site 3022b Trimley St Mary (Resubmission of discounted SHLAA site 383)		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. Site lies within walking distance (approx. 0.6 miles) to Trimley St Martin Primary school.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity exists at both Trimley St Martin Primary school and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	0/+	Some employment created during the construction phase.

7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	--	Loss of green field site. Site appears remote from Trimley St Martin being surrounded by agricultural land and lying outside the built area.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Site is within a Minerals Consultation Area. Development of the site would be expected to accord with current standards.
13. To reduce waste	-	Likely to result in an increase in waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.0 miles to nearest Town or District Centre. The site lies within 1.8 miles from Strategic Employment opportunities found at the Port of Felixstowe. 3.4 miles to Felixstowe Community Hospital and 3.3 miles to Walton surgery. The local primary school is within walking distance. The site is also relatively well served by public transport reducing the need for car journeys.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	+/-	Flood Zone 1. Surface water network capacity may need to be increased. Waste water network capacity may need process enhancements.
17. To conserve and enhance biodiversity and geodiversity	0	No policy designations have been identified.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	No assets of historical and archaeological importance identified.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	No policy designations have been identified. The site occupies an important entry location to the village. Given the sites relationship to surrounding agricultural land and its position outside the built area, development at this site may have a negative impact on the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Scale of development unlikely to create additional employment land.
21. To revitalise town centres	0/+	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	++	Approx. 1.8 miles to the Strategic Employment opportunities at the Port of Felixstowe as well as other opportunities within Felixstowe and the rest of the district. The site is also relatively well served by public transport reducing the need for car journeys.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	14. To reduce the effects of traffic on the environment. 22. To encourage efficient patterns of movement in support of economic growth.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality.																					
Potential mitigation measures	Given the spatial nature of significant negative effect (8), no mitigation is possible. Significant negative effect (11) may be mitigated through an element of the site to be given over to open, green space, and/or the provision of allotments.																					
Overall assessment: The site scores well in terms of major positive effects due to potential to encourage efficient patterns of movement in support of economic growth. However, given the spatial nature of significant negative effect (8), no mitigation is possible.																						
Social effects						Environmental effects										Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	0	0	0/+	+	--	0	0	--	0	-	++	+	+/-	0	0	-	0	0/+	++	0

Alternative Option Site 451e Trimley St Mary

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	3.3 miles to Felixstowe Community Hospital and 3.2 miles to Walton surgery. The site lies within walking distance (0.6 miles) of Trimley St Mary Primary School.
2. To maintain and improve levels of education and skills in the population overall	+	Capacity at both Trimley St Mary Primary School and Felixstowe Academy.
3. To reduce crime and anti-social activity	0	Indicators unlikely to be affected.
4. To reduce poverty and social exclusion	0	The main indicator is related to super output areas in the lowest 25% and 10% in the country. This is not such an area.
5. To improve access to key services for all sectors of the population	0	A development of this size is unlikely to create any new services.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Some employment created during the construction phase.
7. To meet the housing requirements of the whole community	+	Any future development of this site will be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures in accordance with adopted Core Strategy policies.
8. To improve the quality of where people live and to encourage community participation	--	Loss of green field site. This site lies adjacent to the parish boundary in part. Losing the open character of this site may impact on the sense of local identity between the communities of Trimley St Mary and Trimley St Martin. The setting of several listed buildings will also require careful consideration.
9. To maintain and where possible improve water quality	0	Indicators unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicators unlikely to be affected.
11. To conserve soil resources and quality	--	Loss of agricultural land. Grade 2 agricultural soil classification.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Development of the site would be expected to accord with current construction techniques which promote the efficient use of water and minerals. Part of the site is located within a Minerals Consultation area.

13. To reduce waste	–	Likely to result in increased waste production.
14. To reduce the effects of traffic on the environment	++	Approx. 2.0 miles to nearest Town or District Centre. Site lies approx. 1.7 miles from Strategic Employment Opportunities found at the Port of Felixstowe. 3.3 miles to Felixstowe Community Hospital and 3.2 miles to Walton surgery. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 1.3 miles from Trimley train station. The site lies within walking distance (0.6 miles) of Trimley St Mary Primary School.
15. To reduce emissions of greenhouse gasses from energy consumption	+	Energy consumption per capita should reduce due to higher standards.
16. To reduce vulnerability to flooding	0	Flood Zone 1.
17. To conserve and enhance biodiversity and geodiversity	0	Suffolk Wildlife Trust consultation area.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Potential impacts on the setting of listed buildings will require careful consideration.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Losing the open character of this site may impact on the sense of local identity between the communities of Trimley St Mary and Trimley St Martin. The setting of a number of nearby listed buildings will require careful consideration.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicators unlikely to be affected.
21. To revitalise town centres	0	Indicators unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	+	Site lies approx. 1.7 miles from Strategic Employment Opportunities found at the Port of Felixstowe. Site is served by a number of bus routes which provide access to Felixstowe, Ipswich and Woodbridge. The site lies approx. 1.3 miles from Trimley train station.
23. To encourage and accommodate both indigenous and inward investment	0	Indicators unlikely to be affected.

Conclusion

Significant positive effects	14. To reduce the effects of traffic on the environment.
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 11. To conserve soil resources and quality. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.
Potential mitigation measures	Issue regarding questions (8) and (11) could be addressed through the retention of sufficient open, green space to avoid harm to the setting of listed buildings and maintain a clear distinction between the built up areas of Trimley St Mary and Trimley St Martin. Such a course of action would also mitigate against the loss of Grade 2 agricultural soils.

Overall assessment: This site scores well in terms of major positive social effects due to its proximity to key services. Relatively good provision of public transport and proximity to key services allow the site to potentially reduce the effects of traffic on the environment and to encourage efficient patterns of movement in support of economic growth. Potential significant negative effects are as a result of coalescence between the Trimleys. Loss

of community identity, damage to the setting of listed buildings and the loss of high quality agricultural land are identified as potential outcomes.

Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	+	0	0	0	+	+	--	0	0	--	0	-	++	+	0	0	0	--	0	0	+	0

Employment

Alternative Option 1: Designate all General Employment Areas as Strategic Employment Areas.

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land as Strategic Employment Areas instead of General Employment Areas may result in more reliance on the Port of Felixstowe and reduce the scope to widen the economic base across the Felixstowe Peninsula. It would also negatively impact on the need to provide sites for non port related general employment uses. This may result in a consequent reduction of education and skills in the population overall.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Allocating land for strategic employment uses may increase access to employment opportunities. It would however negatively impact on the need to provide sites for non port related general employment uses and may reduce the range of employment opportunities available.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	0	Indicator unlikely to be affected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	-/0	Allocating land for employment use is likely to lead in an increase in traffic movements. The location of certain current general employment areas may not be suitable for HGV movements and therefore, increase the effects of traffic on the environment.

15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	Indicator unlikely to be affected.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Allocating land for strategic employment uses may increase access to employment opportunities. It would however negatively impact on the need to provide sites for non port related general employment uses and may reduce the range of employment opportunities available.
21. To revitalise town centres	+	Although not within the Town Centre, the scale of the strategic allocation means that activities at the site have a benefit well beyond the immediate area. Designation of all general employment areas for strategic employment may detract from the overall function of Felixstowe Town Centre.
22. To encourage efficient patterns of movement in support of economic growth	-	The location of certain current general employment areas may not be suitable for HGV movements and therefore, increase the effects of traffic on the environment.
23. To encourage and accommodate both indigenous and inward investment	+	Allocating land as Strategic Employment Areas instead of General Employment Areas may result in more reliance on the Port of Felixstowe and reduce the scope to widen the economic base across the Felixstowe Peninsula. It may also negatively impact on the ability to provide sites for non port related general employment uses and may reduce the ability to accommodate indigenous and inward investment.

Conclusion

Significant positive effects None.

Significant negative effects None.

Potential mitigation measures No mitigation required.

Overall assessment:

Allocating employment sites results in a generally sustainable policy with consequent positive social effects. However, allocating every site as a Strategic Employment Area would result in greater reliance on the Port of Felixstowe with a potential diminution of economic benefit.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	+	0	0	0	0	0	0	0	-/0	0	0	0	0	0	+	+	-	+

Alternative Option 2: Allow unrestricted uses on sites

SA objective:	Impact:	Comments / Mitigation:
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1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	+	Allocating land for employment uses may result in increased job opportunities and improve skill levels.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Allocating land for employment uses can increase access to employment opportunities.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	+	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and profitability. Consequently, employment opportunities may be negatively affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses, especially on sites which are in close proximity to residential units.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	--	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and creating additional traffic congestion. In particular, certain sites are unsuitable for HGV vehicle movements.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and creating additional traffic congestion. In particular, certain sites are unsuitable for HGV vehicle movements.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Indicator unlikely to be affected.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and profitability.																				
21. To revitalise town centres	+	Although not within the Town Centre, the scale of the strategic allocation means that activities at the site have a benefit well beyond the immediate area. De-designation of strategic employment areas may detract from the overall function of Felixstowe Town Centre.																				
22. To encourage efficient patterns of movement in support of economic growth	+	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and creating additional traffic congestion. In particular, certain sites are unsuitable for HGV vehicle movements.																				
23. To encourage and accommodate both indigenous and inward investment	+	Allowing any uses on employment sites is considered to be inappropriate as it may cause conflict with neighbouring uses reducing business efficiency and discouraging indigenous and inward investment.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 14. To reduce the effects of traffic on the environment.																					
Potential mitigation measures	No potential mitigation identified.																					
Overall assessment: An overall unsustainable policy option. The removal of Strategic Employment Area designation may result in unrestricted uses such as residential or retail uses on strategic employment sites. Whilst minor positive effects are identified due to a continued potential supply of employment opportunities, the potential conflict with neighbouring uses, especially on sites which are in close proximity to residential development create major negative social and environmental effects.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	+	0	+	0	+	0	--	0	0	0	0	0	--	-	0	0	0	0	+	+	+	+

Alternative Option 3 Employment Policies: No policy.

The no policy approach would be contrary to the Core Strategy which requires the AAP to identify the Strategic and General Employment Areas.

Retail

Felixstowe Town Centre

Alternative Option 1: Do nothing		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles. Expansion of the 'Shared Space' scheme along Hamilton Rd will improve the pedestrian environment and further increase the attractiveness of walking in Felixstowe Town Centre.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	-	Enhancing retail centres has the potential to provide increased job opportunities. Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations. This would reduce the range of services, and employment opportunities accessible to those without access to a car.
5. To improve access to key services for all sectors of the population	+	Enhancing retail centres has the potential to provide increased services. Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations. This would reduce the range of services, and employment opportunities accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	+/-	Enhancing retail centres has the potential to provide increased job opportunities. Failure to up-date the town boundary may result in a loss of jobs to out-of-town locations.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+/-	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts. The failure to expand the 'Shared Space' scheme along Hamilton Rd would be a missed opportunity to improve the pedestrian environment further.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+/-	Potential to reduce the need to travel by car by encouraging new retail development to locate in accessible Town Centre locations. Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations.

15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	+	Policy seeks to ensure that proposals for redevelopment retain the individual character of Felixstowe.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations.
21. To revitalise town centres	+	Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations.
22. To encourage efficient patterns of movement in support of economic growth	+/-	Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations. The failure to expand the 'Shared Space' scheme along Hamilton Rd would be a missed opportunity to improve the pedestrian environment further and encourage active travel.
23. To encourage and accommodate both indigenous and inward investment	+	Failure to up-date the town boundary may result in a loss of jobs and services to out-of-town locations. This may not reduce the overall amount of investment as out-of-town greenfield sites may be cheaper to develop.

Conclusion

Significant positive effects None.

Significant negative effects None.

Potential mitigation measures None needed (no negative impacts identified).

Overall assessment

Generally sustainable policy with no major negative impacts identified.

Social effects								Environmental effects										Economic effects					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
+	0	0	-	+	+/-	0	+/-	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+/-	+

Alternative Option 2: Increase the Town Centre boundary further

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Expanding the town boundary outwards may increase levels of car usage due to more on-street parking, greater distances between shops and services, and residential areas being included within the boundary.

2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Expanding the town boundary outwards may increase levels of car usage due to more on-street parking, greater distances between shops and services, and residential areas being included within the boundary. If the overall vitality and viability of the town centre is reduced, opportunities to reduce poverty and social exclusion may also be negatively affected.
5. To improve access to key services for all sectors of the population	+	Expanding the town boundary outwards may increase levels of car usage due to more on-street parking, greater distances between shops and services, and residential areas being included within the boundary. If the overall vitality and viability of the town centre is reduced, opportunities to access key services for all sectors of the population may also be negatively affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	+/?	Expanding the retail centre may have the potential to provide increased job opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	If the overall vitality and viability of the town centre is reduced, opportunities to reduce poverty and social exclusion may also be negatively affected. Including more residential areas within the town centre increases the risk of land use conflict between the operational needs of business and residents amenity.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	--	Including more residential areas within the town centre increases the risk of land use conflict between vehicular movement associated with businesses and residents amenity. Expanding the town boundary outwards may increase levels of car usage due to more on-street parking and the greater distances between shops and services.
15. To reduce emissions of greenhouse gasses from energy consumption	-	Including more residential areas within the town centre increases the risk of land use conflict between vehicular movement associated with businesses and residents amenity. Expanding the town boundary outwards may increase levels of car usage due to more on-street parking and the greater distances between shops and services.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	If the overall vitality and viability of the town centre is reduced, opportunities to reduce poverty and social exclusion may also be negatively affected. Including more residential areas within the town centre increases the risk of land use conflict between the operational needs of business and residents amenity.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+/-	If the overall vitality and viability of the town centre is reduced, opportunities to achieve sustainable levels of prosperity and economic growth may also be negatively affected.																				
21. To revitalise town centres	--	Considered inappropriate because it would result in more residential units being included within the town centre as well as potentially moving town centre uses further away from the main shopping area and into areas which primarily provide tourist activities. Growth in the key sectors of retail and tourism may be negatively impacted through competition for prime locations and inadequate parking provision at certain locations and times-of-year.																				
22. To encourage efficient patterns of movement in support of economic growth	--	Including more residential areas within the town centre increases the risk of land use conflict between vehicular movement associated with businesses and residents amenity. Expanding the town boundary outwards may increase levels of car usage due to more on-street parking and the greater distances between shops and services.																				
23. To encourage and accommodate both indigenous and inward investment	-	If the overall vitality and viability of the town centre is reduced, opportunities to encourage and accommodate both indigenous and inward investment may also be negatively affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 14. To reduce the effects of traffic on the environment. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes. 21. To revitalise town centres. 22. To encourage efficient patterns of movement in support of economic growth.																					
Potential mitigation measures	Potential road user conflict may be mitigated through Highways initiatives, public transport development and increased enforcement.																					
Overall assessment: Unsustainable policy with several major negative effects identified. Losing the ability to manage and coordinate town centre uses may also result in an overall reduction in vitality and viability and reduced opportunities to attract inward investment. Market forces may result in displacement of appropriate use classes, more commercial vacancies, and falling house values. Road user conflict may occur and a declining public realm may ensue. This combination of interrelated issues has resulted in major negative effects being identified in social, environmental and economic sustainability factors.																						
Social effects						Environmental effects												Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
-	0	0	+	+	+/?	0	--	0	0	0	0	0	--	-	0	0	0	--	+/-	--	--	-

Retail Frontages

Alternative Option 1: a continuation of the existing policy		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be directly affected although maintaining a supply of retail units is likely to generate some employment opportunities.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	Enhancing Felixstowe town centre and encouraging investment through redevelopment has the potential to increase the quality of the public realm. The definition of 'main town centre uses' in the policy allows for a diverse range of uses within the town centre, including facilities for leisure, culture and the arts.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	+	Encouraging new retail development and town centre services to locate within the town centre boundary ensures that shops, services, and employment opportunities remain accessible to those without access to a car.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	Indicator unlikely to be affected.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	Choosing not to update the primary shopping frontage policy may make the recent expansion of retail provision within the town centre less secure against changes to non-retail functions.																				
21. To revitalise town centres	+	Choosing not to update the primary shopping frontage policy may make the recent expansion of retail provision within the town centre less secure against changes to non-retail functions.																				
22. To encourage efficient patterns of movement in support of economic growth	+	The policy seeks to ensure a supply of commercial premises in the most sustainable and accessible locations, reducing reliance on the private car to access services, retail and employment opportunities.																				
23. To encourage and accommodate both indigenous and inward investment	+	Policy aims to sustain and enhance the vitality and viability of retail centres. Policy promotes growth in the key sectors of retail and tourism.																				
Conclusion																						
Significant positive effects	20. To achieve sustainable levels of prosperity and economic growth throughout the plan area 21. To revitalise town centres																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	+	0	0	+	0	0	0	0	0	+	0	0	0	0	0	+	+	+	+

Alternative Option 2 FPP 15: Retail Frontages- Extend frontages to cover other parts of the town centre.

Considered inappropriate because other areas are unlikely to satisfy the definition of Primary and Secondary frontages as detailed in the NPPF.

Primary Shopping Area

Alternative Option 1 Do nothing.

Considered inappropriate because not defining the Primary Shopping Area would be contrary to the NPPF.

Alternative Option 2 Extend Primary Shopping Area to include site for supermarket at Railway Approach.

Considered inappropriate because the proposed supermarket at Railway Approach (DC/14/2611/FUL) has not yet been built.

District Centres

Alternative Option 1- Do nothing.

Continuation of the existing policy and only the district centres identified in the 2001 Local Plan. Considered inappropriate because recent development such as the Lidl Supermarket at Undercliff Road West/Garrison Lane and the Spar Supermarket on High Road East mean that these areas provide local shopping opportunities and share similar characteristics to those already identified.

Alternative Option 2: Greater flexibility of uses		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	The provision of local services and retail provision encourages walking and has the potential to reduce car use, thereby encouraging healthy lifestyles.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	+	Enhancing district retail centres has the potential to provide increased job opportunities. Maintaining local retail provision, services, and employment opportunities throughout the plan area ensures communities can access those services with minimal reliance on the private cars.
5. To improve access to key services for all sectors of the population	--	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. Introducing employment type uses within district centres.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	-	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. Introducing employment type uses within district centres.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.

14. To reduce the effects of traffic on the environment	0/-	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. Introducing employment type uses within district centres. The potential effects on traffic may be neutral or may potentially see an intensification of car usage if office development is allowed. This may be counter balanced by a loss of retailing resulting in less on street parking caused by passing trade.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. This may impact negatively on the aesthetics and vitality of retail areas and harm the quality and local distinctiveness of townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. The increase in employment uses may be as a result of displacement whilst the loss of retailing may be a net loss. Overall, the ability to achieve sustainable levels of prosperity and economic growth throughout the plan area may be harmed.
21. To revitalise town centres	--	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. This may impact negatively on the aesthetics and vitality of retail areas and harm the quality and local distinctiveness of townscapes.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	-	Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. The increase in employment uses may be as a result of displacement whilst the loss of retailing may be a net loss. Overall, the ability to achieve sustainable levels of prosperity and economic growth throughout the plan area may be harmed.
Conclusion		
Significant positive effects	None.	
Significant negative effects	5. To improve access to key services for all sectors of the population. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes. 21. To revitalise town centres.	
Potential mitigation measures	No potential mitigation identified.	
Overall assessment:		

Policy results in poor sustainability results. Encouraging a wider range of uses may result in employment type uses being introduced in locations which are primarily to provide local shopping opportunities. Dilution of the retail offer has major negative impacts in social, economic and environmental effects.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	+	--	0	0	-	0	0	0	0	0	0/-	0	0	0	0	--	-	--	0	-

Tourism and Sea front Activities

Alternative Option 1 Tourism and Sea Front Activities - No policy.		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area which then leads to uncertainty for stakeholders, landowners and the people who use the sea front area potentially reducing improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area which then leads to uncertainty for stakeholders, landowners and the people who use the sea front area potentially reducing improve access to key services for all sectors of the population.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area

		potentially resulting in inappropriate development increasing pressure on parking provision and road congestion.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in inappropriate residential development increasing vulnerability to flooding.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	--	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in a loss of historical land use patterns and a reduction in the tourism offer.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in inappropriate loss of character and distinctiveness.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	--	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in inappropriate loss of character and distinctiveness, and a detrimental effect historical land use patterns and a reduction in the tourism offer. This may negatively impact on prosperity and economic growth throughout the plan area.
21. To revitalise town centres	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in inappropriate loss of character and distinctiveness, and a detrimental effect historical land use patterns and a reduction in the tourism offer. This may negatively impact on prosperity and economic growth of the town centre.
22. To encourage efficient patterns of movement in support of economic growth	-	Removing all policy guidance for the sea front may result in the Council being unable to guide future development in this area potentially resulting in inappropriate development increasing pressure on parking provision and road congestion.
23. To encourage and accommodate both indigenous and inward investment	--	An erosion of the appeal and vitality of Felixstowe's tourism offer may reduce the ability to encourage and accommodate both indigenous and inward investment. The economic loss resulting in a diminution in a specialist skills and assets of the tourist industry may not be compensated for by an increase in general non-specialised employment opportunities.
Conclusion		
Significant positive effects	None.	
Significant negative effects	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. 23. To encourage and accommodate both indigenous and inward investment.	
Potential mitigation measures	No mitigation identified.	
Overall assessment: The loss of policy guidance for the sea front resulted in several major negative effects on the environmental and		

economic sustainability of the no policy option. The potential loss of prosperity and investment in the economy is coupled with potential harm to the natural and historical environmental. This results in additional minor negative effects in all areas of sustainability.

Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	-	0	0	-	0	0	0	0	0	-	0	-	0	--	--	--	-	-	--

Alternative Option 2 Tourism and Sea Front Activities- One policy for the entire sea front area.

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	-	A single policy for the entire area might not be able to maintain the differences between the areas varied character zones in an effective way and therefore make it difficult to determine planning applications and harm the Conservation Areas. Erosion of the quality of where people live may result.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance	0	Indicator unlikely to be affected.

biodiversity and geodiversity		
18. To conserve and where appropriate enhance areas of historical and archaeological importance	--	A single policy for the entire area might not be able to maintain the differences between the areas varied character zones in an effective way and therefore make it difficult to determine planning applications against. Erosion of the historical interest of Felixstowe's resort area.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	A single policy for the entire area might not be able to maintain the differences between the areas varied character zones in an effective way and therefore make it difficult to determine planning applications against. Erosion of the quality of the quality and local distinctiveness of townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	-	An important element in the appeal of Felixstowe's resort area is its varied character zones. A diminution or blurring of these areas may damage that appeal and result in reducing sustainable levels of prosperity and economic growth throughout the plan area.
21. To revitalise town centres	-	An important element in the appeal of Felixstowe's resort area is its varied character zones. A diminution or blurring of these areas may hamper the resorts ability to help revitalise town centres.
22. To encourage efficient patterns of movement in support of economic growth	-	An important element in the appeal of Felixstowe's resort area is its varied character zones. A diminution or blurring of these areas may damage that appeal and result in lower rates of economic growth.
23. To encourage and accommodate both indigenous and inward investment	--	An important element in the appeal of Felixstowe's resort area is its varied character zones. A diminution or blurring of these areas may hamper the resorts ability to encourage and accommodate both indigenous and inward investment.

Conclusion																						
Significant positive effects	None.																					
Significant negative effects	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. 23. To encourage and accommodate both indigenous and inward investment.																					
Potential mitigation measures	No potential mitigation identified.																					
Overall assessment: The single policy option may result in an undermining of the qualities that provide Felixstowe with its attractiveness to tourists and business alike; the various character zones which complement each other and add up to more than the sum of their parts. Potential harm to this unique selling point results in very poor economic sustainability scores as tourists and business is deterred, and harm to the aesthetic and architectural qualities if the resort produces major negative environmental scores.																						
Social effects								Environmental effects										Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	--	--	-	-	-	--

Alternative Option 3 Do nothing.

Continuation of policies from 2001 Local Plan. Considered inappropriate as many of these focus on small areas and do not offer the flexibility required to ensure that Felixstowe becomes a thriving seaside town as outlined in Core Strategy Policy SP21. SA results as for preferred Option.

Car Parking

Alternative Option 1 Do nothing i.e. maintain existing provision.		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	++	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to residential amenity.
15. To reduce emissions of greenhouse gasses from energy consumption	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality. This may help address air quality concerns at the Dooley Inn, Ferry Lane Air Quality Management Area (AQMA).
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. The reduction of on-street parking may also be beneficial to townscape amenity.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	--	Failing to secure opportunities to attract investment through the appropriate development of car park sites may result in lower levels of prosperity and economic growth throughout the plan area.
21. To revitalise town centres	++	The provision of adequate parking provision particularly serving Felixstowe town centre may help improve access to the centre. The redevelopment of car parking sites close to the town centre, whilst safeguarding or improving parking provision offers potential new development opportunities.
22. To encourage efficient patterns of movement in support of economic growth	+/-	The provision of adequate parking provision may help reduce on-street parking and traffic congestion resulting in benefits to air quality and road safety. Walking and cycling may be facilitated as a result of quieter roads. However, moderate parking pressure may encourage some drivers to use bus and rail services and the provision of car parking spaces may result in less journeys being taken by public transport.
23. To encourage and accommodate both indigenous and inward investment	+	Failing to secure opportunities to attract investment through the appropriate development of car park sites may result in lower levels of prosperity and economic growth throughout the plan area.

Conclusion																						
Significant positive effects					5. To improve access to key services for all sectors of the population. 14. To reduce the effects of traffic on the environment. 21. To revitalise town centres.																	
Significant negative effects					None.																	
Potential mitigation measures					None needed (no major negative impacts identified).																	
Overall assessment: Overall sustainable policy with no major negative impacts identified. The scoring is generally similar to the preferred option as no loss of parking provision would occur. However, the failure to realise the development potential represented by sustainably located car parks results in a major negative economic score.																						
Social effects					Environmental effects													Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	++	0	0	+	0	+	0	0	0	++	+	0	0	0	+	--	++	+/-	+

Holiday Accommodation

Alternative Option 1 Do nothing.		
SA objective:	Impact:	Comments / Mitigation:

1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	-	The policy may also be over restrictive and prevent potentially sustainable locations across the plan area be developed.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+/-	The policy seeks to locate new holiday accommodation in locations close to the sea front where development will have a concentrated impact on the resort and respect the character of its surroundings. The policy may discourage or prevent new holiday accommodation locating in other appropriate areas within the plan area.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/-	The policy seeks to locate new holiday accommodation in locations close to the sea front where development will have a concentrated impact on the resort and respect the character of its surroundings. The policy may discourage or prevent new holiday accommodation locating in other appropriate areas within the plan area.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	-	The policy may also be over restrictive and prevent potentially sustainable locations across the plan area be developed.

Conclusion																							
Significant positive effects		None.																					
Significant negative effects		None.																					
Potential mitigation measures		None needed (no major negative impacts identified).																					
Overall assessment: Marginally unsustainable policy with no major negative impacts identified. Whilst the policy may continue to avoid potential harm or conflict with neighbouring land uses by directing holiday accommodation to locations close to the sea front, the policy may also be over restrictive and prevent potentially sustainable locations across the plan area be developed.																							
Social effects							Environmental effects													Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	-	+/-	0	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0	-

Alternative option 2 No policy.		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community	--	Considered inappropriate because tourism uses need to be judged against the impact they may have on issues such as residential amenity and car parking provision. Policy guidance is

participation		also required for Caravan Parks and the facilities they provide.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	-	Considered inappropriate because tourism uses need to be judged against the impact they may have on issues such as residential amenity and car parking provision. Policy guidance is also required for Caravan Parks and the facilities they provide.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Considered inappropriate because tourism uses need to be judged against the impact they may have on issues such as residential amenity and car parking provision. Policy guidance is also required for Caravan Parks and the facilities they provide.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Considered inappropriate because tourism uses need to be judged against the impact they may have on issues such as residential amenity and car parking provision. Policy guidance is also required for Caravan Parks and the facilities they provide.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	Removal of policy managing the location of new holiday accommodation, may increase the ability to accommodate both indigenous and inward investment.

Conclusion	
Significant positive effects	None.
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.
Potential mitigation measures	
Overall assessment:	

Removal of policy may create potential for harm and conflict between land uses. Inappropriate development may conflict with the quality of townscapes and landscapes, conflict with other tourist and non-tourist related activities and create associated impacts such as inappropriate car parking locations and impact on residential amenity.

Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	0	0	--	0	0	0	0	0	-	0	0	0	-	--	0	0	0	0	+

Environment

Access to the Countryside

Alternative Option- Do nothing.		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	-	Green infrastructure can have a beneficial affect on the health of populations. A do nothing option may result in opportunities to secure potential improvements to the health of the population overall being missed.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	-	Green infrastructure provides important ecological services such as flood attenuation, air purification and urban cooling. The policy seeks to improve access to these services. A do nothing option would not result in potential improvements in access to key services for all sectors of the population.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	-	Green infrastructure can have a beneficial affect on the natural, aesthetic, spiritual and commercial values of locations. The policy seeks to improve access to, and increase the provision of, accessible greenspaces. Such locations may act as the locus of community activities such as physical activities, picnics etc. A do nothing option would likely result the indicator remaining unaffected.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	-	In those areas identified as accessible green spaces, the provision of green infrastructure especially broadleaf woodland may help conserve soil resources and quality. A do nothing option would likely result the indicator remaining unaffected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.

14. To reduce the effects of traffic on the environment	0	The policy seeks to develop the network of footpaths and cycle paths available and therefore offering an alternative to vehicular transport. A do nothing option would likely result the indicator remaining unaffected.																				
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.																				
16. To reduce vulnerability to flooding	0	Green infrastructure provides important ecological services such as flood attenuation. A do nothing option would likely result the indicator remaining unaffected.																				
17. To conserve and enhance biodiversity and geodiversity	-	Some Green infrastructure may have a beneficial affect on the natural values of locations if it provides habitat and increases biodiversity. A do nothing option would likely result the indicator remaining unaffected.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	0	Indicator unlikely to be affected.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Green infrastructure can have a beneficial affect on the natural, aesthetic, spiritual and commercial values of locations. The policy seeks to improve access to, and increase the provision of, accessible greenspaces. A do nothing option would likely result the indicator remaining unaffected.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment A do nothing option would generally maintain the status quo. However, the cumulative effects of numerous minor negative effects might amount to a having a major issue. No positive effects have been identified. Opportunities to improve health outcomes as well as environmental quality may be missed.																						
Social effects								Environmental effects								Economic effects						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
-	0	0	0	-	0	0	-	0	0	-	0	0	0	0	0	0	0	-	0	0	0	0

Areas to be Protected from Development

Alternative Option 1 Remove all AP28 designation from sites not within physical limits.

SA objective:	Impact:	Comments / Mitigation:
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1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	+	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected through countryside policy but exception policies still allow limited development under certain circumstances.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	+	By protecting areas from development, land may continue to be farmed or provide important habitat. As such, soil resources and quality may be conserved.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0/-	Potential development of land previously protected from development may have a minor negative impact on flood attenuation.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	+	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected through countryside policy but exception policies still allow limited development under certain circumstances.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	The policy seeks to protect areas that make an important contribution to the character and setting of an area from development. Land may be protected through countryside policy but exception policies still allow limited development under certain circumstances.

20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment: Sustainable policy with no major negative impacts identified. Relying on other policy tools may reduce the protection afforded by the AP28 policy.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0/+	0	+	+	0	0	0	0

Alternative Option 2 Remove all AP28 designation entirely.

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity through preventing coalescence.

9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	-	Removal of policy may result in loss of soil resources and quality.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0/+	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity through preventing coalescence.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity through preventing coalescence.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	None.	
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.	
Potential mitigation measures	No potential mitigation identified.	
Overall assessment: Unsustainable policy with no major positive impacts identified. The loss of key areas of land important for		

community and aesthetic/conservation reasons results in a poor rating of sustainability.

Social effects								Environmental effects												Economic effects		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	--	0	0	-	0	0	0	0	0/+	0	-	--	0	0	0	0

Alternative Option 3 Remove area to be protected from development at Falkenham War Memorial

SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity through preventing coalescence.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0/+	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.

18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity through shared experience.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Removal of policy seeking to protect areas that make an important contribution to the character and setting of an area from development may result in the loss of key areas which warrant protection due to intrinsic aesthetic values, protection given to the setting of important buildings or structures or the contribution made to maintaining a sense of individual community identity.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.																					
Potential mitigation measures	No potential mitigation identified.																					
Overall assessment: Unsustainable policy with no major positive impacts identified. The loss of key areas of land important for community and aesthetic/conservation reasons results in a poor rating of sustainability.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	--	0	0	-	0	0	0	0	0/+	0	-	--	0	0	0	0

Historic Parks and Gardens

Alternative Option 1- Do nothing		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.

5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.
15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	The policy seeks to preserve or enhance areas identified as historic parks and gardens. Historic parks and gardens fulfil an important role in adding to the quality of where people live and may encourage community participation.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.
Conclusion		
Significant positive effects	8. To improve the quality of where people live and to encourage community participation. 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.																					
Significant negative effects	None.																					
Potential mitigation measures	None needed (no major negative impacts identified).																					
Overall assessment Generally sustainable policy with no major negative impacts identified.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0

Alternative Option 2 -No policy.		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	0	Indicator unlikely to be affected.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	Removal of policy aimed at preserving and enhancing areas identified as historic parks and gardens may lead to inappropriate development taking place within this area to the detriment of the Historic gardens. This may have a negative impact on the quality of where people live and discourage community participation.
9. To maintain and where possible improve water quality	0	Indicator unlikely to be affected.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	0	Indicator unlikely to be affected.

15. To reduce emissions of greenhouse gasses from energy consumption	0	Indicator unlikely to be affected.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	0	Indicator unlikely to be affected.
18. To conserve and where appropriate enhance areas of historical and archaeological importance	--	Removal of policy aimed at preserving and enhancing areas identified as historic parks and gardens may lead to inappropriate development taking place within this area to the detriment of the Historic gardens. This may have a negative impact on the areas of historical and archaeological importance.
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	--	Removal of policy aimed at preserving and enhancing areas identified as historic parks and gardens may lead to inappropriate development taking place within this area to the detriment of the Historic gardens. This may have a negative impact on the quality and local distinctiveness of landscapes and townscapes.
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.
21. To revitalise town centres	0	Indicator unlikely to be affected.
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.
23. To encourage and accommodate both indigenous and inward investment	+	Commercialisation of historic parks and gardens may lead to increased levels of indigenous and inward investment.
Conclusion		
Significant positive effects	None.	
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 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.	
Potential mitigation measures	No potential mitigation measures identified.	
Overall assessment: Removal of policy aimed at preserving and enhancing areas identified as historic parks and gardens may lead to inappropriate development taking place within those areas to their detriment. This may have a negative impact on the quality of where people live and discourage community participation. This may create major negative environmental effects in terms of harm to assets of community value and the contribution made to townscape and landscape quality.		

Social effects								Environmental effects											Economic effects				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
0	0	0	0	0	0	0	--	0	0	0	0	0	0	0	0	0	--	--	0	0	0	0	+

New Alternative Options for policies added since Preferred Options

Visitor Management – European Sites

Alternative Option: No Policy		
SA objective:	Impact:	Comments / Mitigation:
1. To improve the health of the population overall	+	Removal of policy aiming to avoid increased levels of recreational activity within the Deben Estuary SPA area may allow more physical activity to occur within the SPA area.
2. To maintain and improve levels of education and skills in the population overall	0	Indicator unlikely to be affected.
3. To reduce crime and anti-social activity	0	Indicator unlikely to be affected.
4. To reduce poverty and social exclusion	0	Indicator unlikely to be affected.
5. To improve access to key services for all sectors of the population	0	Indicator unlikely to be affected.
6. To offer everybody the opportunity for rewarding and satisfying employment	0	Indicator unlikely to be affected.
7. To meet the housing requirements of the whole community	0	Indicator unlikely to be affected.
8. To improve the quality of where people live and to encourage community participation	--	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in significant effects impacting the Deben estuary area.
9. To maintain and where possible improve water quality	-/0	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in a decline in water quality.
10. To maintain and where possible improve air quality	0	Indicator unlikely to be affected.
11. To conserve soil resources and quality	0	Indicator unlikely to be affected.
12. To use water and mineral resources efficiently, and re-use and recycle where possible	0	Indicator unlikely to be affected.
13. To reduce waste	0	Indicator unlikely to be affected.
14. To reduce the effects of traffic on the environment	--	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in increasing the effects of traffic on the environment. By removing the ability to constrain additional car parking provision, the number of journeys taken by car to the Deben Estuary may increase.
15. To reduce emissions of greenhouse gasses from energy consumption	--	By removing the ability to constrain additional car parking provision, the number of journeys taken by car to the Deben Estuary may increase thereby increasing greenhouse gas emissions from vehicular movements to the Deben Estuary.
16. To reduce vulnerability to flooding	0	Indicator unlikely to be affected.
17. To conserve and enhance biodiversity and geodiversity	--	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in significant effects impacting the biodiversity of the Deben estuary

		area.																				
18. To conserve and where appropriate enhance areas of historical and archaeological importance	-	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in significant effects impacting on areas of historical and archaeological importance within the Deben estuary area.																				
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-	Removal of policy aimed at managing the numbers of visitors wishing to use the area for recreational purposes may result in significant effects impacting the Deben estuary area.																				
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	Indicator unlikely to be affected.																				
21. To revitalise town centres	0	Indicator unlikely to be affected.																				
22. To encourage efficient patterns of movement in support of economic growth	0	Indicator unlikely to be affected.																				
23. To encourage and accommodate both indigenous and inward investment	0	Indicator unlikely to be affected.																				
Conclusion																						
Significant positive effects	None.																					
Significant negative effects	8. To improve the quality of where people live and to encourage community participation. 14. To reduce the effects of traffic on the environment. 15. To reduce emissions of greenhouse gasses from energy consumption. 17. To conserve and enhance biodiversity and geodiversity.																					
Potential mitigation measures	No mitigation measures available without a policy stance aimed at managing visitor numbers.																					
Overall assessment: Without adequate policy, the potential for the occurrence of significant effect on the SPA area may be increased. This is reflected in the identification of several major negative environmental effects. A potential increase in visitor numbers may also negatively impact on the tranquillity of the area which is identified as a major negative social effect.																						
Social effects								Environmental effects											Economic effects			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
+	0	0	0	0	0	0	--	-/0	0	0	0	0	--	--	0	--	-	-	0	0	0	0



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Contacte-nos, caso deseje este folheto traduzido para outra língua. **Portuguese**

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