

Sustainability Appraisal Report Addendum

Felixstowe Peninsula Area Action Plan

Development Plan Document

Main Modifications and Additional Changes

October 2016



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1. Non Technical Summary

Introduction

Following the Independent Examination into the Felixstowe Peninsula Area Action Plan (AAP), a number Main Modifications and Additional Changes to the AAP have been proposed.

To ensure that these changes have been properly prepared, a Sustainability Appraisal has been undertaken to assess to what extent these amendments contribute towards meeting social, economic and environmental objectives and sustainable development.

In addition to meeting the Sustainability Appraisal regulations, this document also covers the requirements in relation to Strategic Environmental Assessment (SEA).

A separate Habitats Regulation Assessment of the Main Modifications has also been carried out (see <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/area-action-plan-for-the-felixstowe-peninsula/>)

Methodology

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.

A Scoping Report was produced and consulted on in 2014 and subsequently amended and published in January 2015.

Appraisals of all site and policy options considered through the preparation of the Felixstowe Peninsula Area Action Plan were conducted at key consultation stages. These appraisals have helped the Council choose the most sustainable site and policy options to take forward.

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.

This document considers the need to revise the appraisals in light of the Main Modifications.

Assessment of Main Modifications

Section	Summary of Modifications
Introduction	There are no Main Modifications proposed to the Introductory sections of the Plan. There are, however, some Additional Changes to the supporting text clarifying how the AAP relates to the Core Strategy and the emerging Local Plan Review and a number of other minor factual corrections/clarifications.
Vision and Objectives for Felixstowe	There are no Main Modifications or Additional Changes

Section	Summary of Modifications
Peninsula AAP	proposed to the vision or objectives of the AAP.
Housing	<p>The majority of the Main Modifications to the Housing section seek to provide further clarity around the site specific requirements. In certain cases these have included the addition of new or amended criteria, in particular in relation to the need to consider IP/HP apparatus on sites, the provision of an early years setting and confirmation of foul sewerage capacity. The modifications proposed to FPP4, FPP5 and FPP7 have all resulted in improved SA scoring against Objective 2 (to maintain and improve levels of education and skills in the population overall).</p> <p>There are also a number of Additional Changes to the supporting text. These were all minor updates or factual corrections which did not affect the conclusions of the previous SA reports.</p>
Economy	There are four Main Modifications to the Economy section of the Plan. These mostly provide further clarity around the site specific requirements. In certain cases they have introduced an additional requirement in to policy but none are considered significant enough to change the scoring of the policy from that which is set out in the previous SA report.
Retail	There are no Main Modifications proposed to the Retail section of the Plan. There is however one minor Additional Change proposed to the accompanying town centre map. This is a minor change to correct a drafting error and does not affect the conclusions of the previous SA reports.
Tourism and Sea Front	There is one Main Modifications proposed to the Tourism section of the Plan. This is a minor change clarifying an existing policy and does not affect the conclusions of the previous SA reports. There are three minor Additional Changes proposed which correct typographical errors and therefore do not affect the conclusions of the previous SA reports.
Recreation and Green Infrastructure	There are no Main Modifications or Additional Changes proposed to the Recreation and Green Infrastructure section of the Plan.
Environment	There are no Main Modifications or Additional Changes proposed to the Environment section of the Plan.
Delivery and Monitoring	There are three Main Modifications and two Additional Changes proposed to the Infrastructure Framework set out in the Delivery and Monitoring Section of the Plan. These are consequential changes as the result of other modifications and therefore, in themselves do not change the conclusions of the previous SA reports.
Appendices	There are no Main Modifications proposed to the Appendices of the Plan. There are however two minor Additional Changes to the Policy Maps correcting drafting errors. These do not affect the conclusions of the previous

Section	Summary of Modifications
	SA reports.

As a result of the amendments to the some of the SA scorings (FPP4, FPP5 and FPP&) an update to the Significant Effects matrix has also been produced. This demonstrates that, while the main modifications have resulted in some minor amendments to the scores for the individual policies, these have not been significant enough to affect the cumulative impact of the policies overall.

Reasonable Alternatives

No alternatives to the Main Modifications have been identified. Main Modifications are being proposed in order to ensure the legal compliance and soundness of the plan. Failure to implement the modifications could result in the Plan being found unsound therefore, the 'do-nothing' option is not considered reasonable at this stage.

Mitigation and Monitoring

The Main Modifications do not in themselves require any additional mitigation measure beyond what was identified in the April 2016 Final SA Report. The proposed monitoring arrangements remain unchanged from those set out in the April 2016 SA Report.

Conclusion

The appraisal of the Main Modifications shows that that majority of the proposed changes are relatively minor and do not affect the conclusions of the previous SA work. The majority of these changes have been in order to provide greater clarity to the policy, correct factual errors or update wording in accordance with new guidance. Where the changes have been more substantive in nature and have resulted in the need to amended the previous SA score for that policy, these have been universally positive.

2. Introduction

Background

- 2.1 Suffolk Coastal District Council submitted the Felixstowe Peninsula Area Action Plan (AAP) to the Secretary of State for Communities and Local Government for examination on 20th June 2016. At the same time to Council also submitted the Site Allocations and Area Specific Policies Development Plan Document (DPD). Both documents were accompanied by separate Sustainability Appraisal Reports (E-07 and E-13).
- 2.2 The joint independent examination into the soundness of the submitted documents was held between 30th August and 2nd September 2016.
- 2.3 Following the examination hearings a number of Main Modifications to both documents have been prepared. These modifications are intended to address issues of legal compliance and/or soundness. Additional Changes have also been proposed. These are mainly factual changes, correction of typographical errors or minor re-wordings that are not considered to affect the soundness of the plan.
- 2.4 This Addendum sets out the Council's assessment of the proposed modifications Felixstowe Peninsula Area Action Plan in relation to the Sustainability objectives established through the ongoing SA process that has been taking place throughout the evolution of the AAP. A separate SA addendum report has been produced for the Modifications relating to the Site Allocations and Area Specific Policies DPD.
- 2.5 This Addendum Report deals solely with those parts of the AAP where Modifications have been proposed and should be read in conjunction with the SA report prepared at the Submission stage (April 2016).

Purpose of Sustainability Appraisal

- 2.6 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.
- 2.7 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.

Strategic Environmental Assessment

- 2.8 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. Throughout the process Suffolk Coastal District Council have taken a combined approach to Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA).

Habitats Regulation Assessment

- 2.9 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').
- 2.10 HRA reports were produced in support of the Submission version Felixstowe Peninsula AAP and the Site Allocations and Area Specific Policies DPD (E-12 and E-07). Separate HRA addendum reports have also been produced looking at the implications of the Proposed Modifications on the District's European sites. This is available to view on the Council's website at: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/area-action-plan-for-the-felixstowe-peninsula>

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 The table 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 1: 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 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.

3.6 It is not considered necessary to update or amend the findings of the Scoping Report as part of this Addendum. The proposed Main Modifications are mostly factual updates or

clarifications and do not change the principles or objectives of the Site Allocations Document.

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.

As it is the role of the Site Allocations DPD to deliver the strategic aims of the adopted Core Strategy the objectives of the Site Allocations DPD are the same as those in the Core Strategy.

The Core Strategy Objectives have already been tested against the SA framework as part of the Sustainability Appraisal carried out during the development of the Core Strategy.

- 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)).
- 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.
- 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 Site Allocations Preferred Options draft October to November 2015. The Interim Report formed the basis for the final SA report submitted for Examination in June 2016.

Stage C: Preparing the Sustainability Appraisal Report

3.9 The Final SA Report (April 2016) sets out the process undertaken carrying out the Sustainability Appraisal. The report also included the findings of that appraisal process.

3.10 This Addendum supplements the findings of the Final SA report. Setting out the Councils' assessment of the implications and significant effects of the Main Modifications.

Stage D: Consulting and decision making

- 3.11 As outlined above, consultation has been an integral part of the SA process with three previous stages of consultation already undertaken (on the Scoping Report, Interim SA Report and Final Submission SA report).
- 3.12 Suffolk Coastal District Council is now publishing this SA Addendum Report in parallel with the consultation of the Main Modifications.

Stage E: Monitoring implementation of the plan

- 3.13 Section 4 of the Final SA Report (April 2016) set out recommendations for monitoring the social, environmental and economic effects of implementing the Sites Allocations document. 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 the SA report.
- 3.14 This Addendum does not propose any amendments to the monitoring framework.

4. Assessment of Main Modifications

Main Modifications

- 4.1 A number of Main Modifications have been proposed following examination of the Site Allocations and Area Specific Policies DPD in August-September 2016. These came about as a result of consultation responses and discussions at the hearing session. These are set below along with a summary of the SA implications.
- 4.2 Where the main modification has resulted in the need to amend the SA, an updated SA proformas is included in Appendix 1.
- 4.3 In addition to the Main Modifications, a number of additional changes have also been proposed. These are mainly factual changes, corrections of typographical errors or minor re-wordings that are not considered to affect the soundness of the plan or the conclusions of the previous SA reports. These are set out in full in Appendix 2.

Table 2: Assessment of Main Modifications

Key: Proposed new text is shown <u>underlined</u> and deleted text is shown struck through . New <u>policy wording</u> is shown bold and underlined.				
Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
FPAAP – MM1	23	Policy FPP1	<i>Amend policy to read:</i> Trimley St Mary 100 <u>150</u> Total 1,120 <u>1,170</u>	This amend is a minor change not significant enough to alter the outcomes of the previous SA work.
FPAAP – MM2	24	Paragraphs 3.24 – 3.29	<i>Amend paragraphs to read:</i> 3.24 Physical limits boundaries are applied to all settlements identified as sustainable in the Core Strategy under policy SP19 Settlement Hierarchy (Major Centres to Local Service Centres). It is to these settlements that new development is directed first and foremost (Core Strategy policy SP1). <u>Physical limits boundaries are therefore an important policy for the supply of housing. In order to implement Core Strategy policies SP19 and SP2 and Felixstowe Peninsula Area Action Plan Policy FPP1, physical limits boundaries have been re-drafted to</u>	Minor change to supporting text, clarifying the role of Physical Limits Boundaries in housing land supply. No implications for policy wording, therefore this modification does not affect

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			<p><u>incorporate sites of 5 or more units where the principle of housing has been accepted and new housing allocations. These sites and the revised physical limits boundaries are shown on the Inset Maps.</u></p> <p>3.25 No change</p> <p>3.26 Physical limits boundaries are an important planning tool which fulfil a number of roles, not least in relation to the supply of housing as They are a policy line on the map which is used to define the main built area(s) of a settlement <u>including any scope for growth over the plan period (2027).</u> They should not be read as necessarily defining the full extent of a settlement as may be perceived by the local community. For example an open space on the edge of a settlement <u>or small clusters of houses</u> may have been excluded.</p> <p>3.27 No change</p> <p>3.28 Outside of the physical limits boundary, opportunities for <u>housing</u> development are considerably more restricted <u>limited</u> as countryside policies of restraint will apply (Core Strategy policies SP28 and SP29). <u>More limited opportunities for housing in the countryside do however exist through Core Strategy Policies DM1, DM3, DM4, DM6 and DM9.</u></p> <p>3.29 In recognition of the fact that physical limits boundaries denote where development is acceptable in principle they have been drawn to include sites for which there is a current planning permission and new sites allocated through this AAP. Those sites with permission for 5 or more dwellings are shown on the Inset Maps and detailed in Appendix 3 and 4.</p>	the conclusions of the previous SA reports.
FPAAP –	26	3.35 and new paragraph	<i>Amend paragraph 3.35 and add new paragraph:</i>	Factual update to reflect latest

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
MM3			<p>The Core Strategy also outlines the Council's affordable housing policies which this document will adhere to, <u>but subject to latest government policy in terms of how affordable housing is defined and the threshold levels at which affordable housing provision will be required.</u></p> <p><u>The Felixstowe Peninsula Area Action Plan updates the Core Strategy to reflect the new government affordable housing policy (National Planning Policy Guidance para 031- Ref ID 23b-031-20160519) whereby:</u></p> <p><u>a) affordable housing contributions will not be sought from schemes of 10 units or less and which have a maximum combined gross floorspace of no more than 1,000 sqm;</u></p> <p><u>b) in designated rural areas, which in the case of Suffolk Coastal District Council is identified as its Areas of Outstanding Natural Beauty, the Council will apply a lower threshold and will seek affordable housing and tariff style contributions from developments of between 6 to 10 units in the form of cash payments. Cash payments are commuted until after the completion of the units within the development.</u></p> <p><u>The provision of affordable housing is a key priority for the this Council and is necessary in order to achieve its stated objective 3 in the Core Strategy "To provide for the full range of types and locations of new homes to meet the needs of existing and future residents" At the national level, the government has re-defined and widened the definition of affordable housing. This includes the provision of starter homes. and the government and this document needs to ensure that it can respond in a flexible manner to any changes at national level.</u></p>	<p>Government policy on affordable housing provision.</p> <p>Modification does not include changes to policy wording and therefore does not affect the conclusions of the previous SA reports.</p>

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			The introduction of Starter Homes (<u>once Regulations are issued by Central Government</u>), across the sites in this document will be encouraged to ensure that everybody has the opportunity to access suitable residential accommodation to meet their needs. <u>The identified priority continues to be for the provision of smaller one and two bedroomed units.</u> The Council will expect that the exact mix of units on each site is informed by appropriate Local Housing Needs Surveys. <u>mix of affordable housing including any starter homes provision proposed for any specific scheme is informed by up to date evidence of need.</u> <u>This evidence can be provided through early discussion with the Council's Housing section.</u>	
FPAAP – MM4	27	New paragraph after 3.38	<i>Add new paragraph:</i> <u>Core Strategy Objective 1 seeks to deliver sustainable communities through better integrated and sustainable patterns of land use, movement, activity and development. The provision of education facilities, including for early years, alongside new development is a vital component to achieving sustainable development as outlined in Core Strategy Policy SP1 and SP18 with respect to infrastructure provision and developer contributions. The Core Strategy established the policy for dispersed development within the Felixstowe Peninsula and the relationship to the provision of infrastructure and resultant developer contributions with regard to mitigating cumulative impacts is outlined in Core Strategy Policy SP21. Developments proposed where there is a lack of spaces in existing early years settings and schools will be expected to contribute to the cost of new provision through planning obligations.</u>	Modification does not include changes to policy wording and therefore does not affect the conclusions of the previous SA reports. There are however a number of consequential changes to policies as a result of this modification which are picked up separate modifications (See MM9, MM11 and MM13).
FPAAP – MM5	27	3.40	<i>Amend paragraph to read:</i> Suffolk County Council has have identified a need to establish at least one additional facility setting <u>(likely to be for</u>	Modification does not include changes to policy wording and

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			<u>40 places) for early years education to meet the increasing demand brought about through national changes and new housing delivery from sites that are not large enough to justify an on-site standalone setting but add to the cumulative need for a new facility; these being for the following allocations: FPP3, FPP6 and FPP8. The most appropriate provision would be alongside a new primary school when delivered. Further on-site provision for new settings (for at least 32 places) will be needed on allocations: FPP4, FPP5 and FPP7. Whilst the size of development on land north of Conway Close and Swallow Close (FPP5) does not, by itself justify a standalone setting, the lack of places in the vicinity and additional permitted housing (in that location) means that on-site provision is necessary.</u>	therefore does not affect the conclusions of the previous SA reports. There are however a number of consequential changes to policies as a result of this modification which are picked up separate modifications (See MM9, MM11 and MM13).
FPAAP – MM6	27	3.45	<i>Amend paragraph to read:</i> At this stage, it is not possible to allocate the land for the new primary school as part of the AAP, but the Council will continue to work closely with Suffolk County Council and landowners across the Felixstowe Peninsula to ensure that potential sites across the Felixstowe Peninsula are explored and a site identified. <u>In the meantime, proportionate developer contributions to costs of land and construction will be required, in line with policies in the Core Strategy, to mitigate the impact of developments on the demand for early years and primary places where insufficient capacity is available. The most recent forecasts (2015) show that during the plan period Kingsfleet Primary, Trimley St Martin Primary and Trimley St Mary Primary Schools do not have available capacity.</u>	Modification does not include changes to policy wording and therefore does not affect the conclusions of the previous SA reports. There are however a number of consequential changes to policies as a result of this modification which are picked up separate modifications (See MM9, MM11 and MM13).
FPAAP – MM7	30	FPP3	Amend bullet point 6 to read: Improving the capacity of the foul sewerage network Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create	This is a minor change clarifying an existing policy requirement and does not alter

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			the required capacity.	the outcomes of the previous SA work.
FPAAP – MM8	33	New paragraph to be added after 3.73	<i>Add new paragraph:</i> <u>National Grid have identified that the site is in close proximity to IP/HP (intermediate pressure pipelines and high pressure pipelines) gas distribution apparatus which any future development will need to take into account. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which affect their assets to ensure the continued safe operation of existing sites and equipment.</u>	Modification does not include changes to policy wording and therefore does not affect the conclusions of the previous SA reports. There are however a number of consequential changes to policies as a result of this modification which are picked up separate modifications (See MM10, and MM18).
FPAAP – MM9	34	Policy FPP4	<i>Amend bullet point 1 to read:</i> <u>Any alternative venue for the Rifle Club to be the equivalent (or greater) in terms of quantity and quality and accessibility in comparison to the existing facility, should be secured ahead of the use of the existing facility ceasing, to allow for redevelopment. and provided ahead of the site being redeveloped</u> Insert new bullet point: <u>Provision of on-site early years setting</u>	Amendment to bullet 1 is a minor factual change for clarity to reflect the agreed position between the Rifle Club and the land owner. Does not affect the conclusions of the previous SA reports. The new bullet point adds an additional requirement to the policy and, as such, has an impact in relation to SA objective 2. An

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
				amended SA proforma has been included in appendix 1 of this report to reflect this.
FPAAP – MM10	34	Policy FPP4	<i>Insert new bullet point:</i> <u>Consideration of the IP / HP apparatus crossing the site.</u>	While the modification does introduce an additional requirement this is not significant enough to change the scoring as set out in the Final SA report.
FPAAP – MM11	34	Policy FPP5	<i>Amend bullet point 9 to read:</i> Improving the capacity of the foul sewerage network <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> <i>Insert new bullet point:</i> <u>Provision of on-site early years setting</u>	Amendment to bullet 9 is a minor change clarifying an existing policy requirement and does not alter the outcomes of the previous SA work. The new bullet point adds an additional requirement to the policy and, as such, has an impact in relation to SA objective 2. An amended SA proforma has been included in appendix 1 of this report to reflect this.
FPAAP – MM12	38	FPP6	<i>Amend bullet point 10 to read:</i> Improving the capacity of the foul sewerage network <u>Confirmation of adequate capacity in the foul sewerage</u>	Amendment to bullet 10 is a minor change clarifying an existing policy

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			<p><u>network or action to upgrade to create the required capacity,</u></p> <p><i>Insert new bullet point:</i> <u>Development will need to be high quality and sympathetic to the setting of the area and existing Listed Buildings</u></p>	<p>requirement and does not alter the outcomes of the previous SA work.</p> <p>While the new bullet introduces an additional requirement this is not significant enough to change the scoring as set out in the Final SA report.</p>
FPAAP – MM13	41	FPP7	<p><i>Insert new bullet point:</i> <u>Provision of on-site early years setting</u></p>	<p>The new bullet point adds an additional requirement to the policy and, as such, has an impact in relation to SA objective 2. An amended SA proforma has been included in appendix 1 of this report to reflect this.</p>
FPAAP – MM14	43	FPP8	<p><i>Amend policy introduction to read:</i> 4.47ha of land, south of Thurmans Lane, Trimley St Mary, as shown on the Policies Map, is identified for approximately 100 150 residential units.</p> <p><i>Amend bullet point 8 to read:</i> <u>Development will need to be high quality and sympathetic to the setting of Mill Farmhouse.</u></p>	<p>The amended introduction is a minor change not significant enough to alter the outcomes of the previous SA work.</p> <p>The change to bullet 8 is a minor amendment to clarify and existing requirement, which does not</p>

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
				affect the conclusions of the previous SA work.
FPAAP – MM15	50	FPP10	<i>Amend bullet point 5 to read:</i> Improving the capacity of the foul sewerage network <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>	This is a minor change clarifying an existing policy requirement and does not alter the outcomes of the previous SA work.
FPAAP – MM16	51	FPP11	<i>Amend bullet point 5 to read:</i> Improving the capacity of the foul sewerage network <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>	This is a minor change clarifying an existing policy requirement and does not alter the outcomes of the previous SA work.
FPAAP – MM17	53	New paragraph after 4.29	<i>Add new paragraph:</i> <u>National Grid have identified that the site is in close proximity to IP/HP (intermediate pressure pipelines and high pressure pipelines) gas distribution apparatus which any future development will need to take into account. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which affect their assets to ensure the continued safe operation of existing sites and equipment.</u>	Modification does not include changes to policy wording and therefore does not affect the conclusions of the previous SA reports. There are however a number of consequential changes to policies as a result of this modification which are picked up separate modifications (See MM10, and MM18).
FPAAP – MM18	53	FPP12	<i>Amend bullet point 6 to read:</i> Improving the capacity of the foul sewerage network <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u>	Amendment to bullet 6 is a minor change clarifying an existing policy requirement and does not alter

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			<i>Add new bullet point:</i> <u>Consideration of the IP / HP apparatus crossing the site.</u>	the outcomes of the previous SA work. While the new bullet does introduce an additional requirement this is not significant enough to change the scoring as set out in the Final SA report.
FPAAP – MM19	79	FPP24	<i>Amend policy to read:</i> Proposals will normally be expected in sea front locations but may also be welcomed in other locations <u>across the Felixstowe Peninsula</u> such as the town centre...	Modification is a minor change clarifying an existing policy requirement and does not alter the outcomes of the previous SA work.
FPAAP – MM20	99	Infrastructure Framework	<i>Insert new row:</i> <u>Site(s): FPP4 – Land north of Walton High Street</u> Infrastructure Requirement: <u>On-site early years setting.</u> Responsible Agencies: <u>Developer, Suffolk County Council.</u> Infrastructure Classification: <u>Critical.</u> Indicative Phasing: <u>At the time of site development.</u> Risk: <u>Insufficient capacity for early years education is provided.</u> Contingency/Mitigation: <u>Work closely with Suffolk County Council to consider opportunities. Allocate a site as part of the early aligned/joint Local Plan Review.</u> Indicative Sources of Funding: <u>CIL, Suffolk County Council, Private.</u>	Modification is a consequential change as a result of MM9 and does not alter the outcomes of the previous SA work.
FPAAP – MM21	99	Infrastructure Framework	<i>Insert new row:</i> <u>Site(s): FPP5 – Land north of Conway Close and Swallow Close</u> Infrastructure Requirement: <u>On-site early years setting.</u>	Modification is a consequential change as a result of MM11 and does not

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
			Responsible Agencies: <u>Developer, Suffolk County Council.</u> Infrastructure Classification: <u>Critical.</u> Indicative Phasing: <u>At the time of site development.</u> Risk: <u>Insufficient capacity for early years education is provided.</u> Contingency/Mitigation: <u>Work closely with Suffolk County Council to consider opportunities. Allocate a site as part of the early aligned/joint Local Plan Review.</u> Indicative Sources of Funding: <u>CIL, Suffolk County Council, Private.</u>	alter the outcomes of the previous SA work.
FPAAP – MM22	99	Infrastructure Framework	<i>Insert new row:</i> Site(s): <u>FPP7 – Land off Howlett Way</u> Infrastructure Requirement: <u>On-site early years setting.</u> Responsible Agencies: <u>Developer, Suffolk County Council.</u> Infrastructure Classification: <u>Critical.</u> Indicative Phasing: <u>At the time of site development.</u> Risk: <u>Insufficient capacity for early years education is provided.</u> Contingency/Mitigation: <u>Work closely with Suffolk County Council to consider opportunities. Allocate a site as part of the early aligned/joint Local Plan Review.</u> Indicative Sources of Funding: <u>CIL, Suffolk County Council, Private.</u>	Modification is a consequential change as a result of MM13 and does not alter the outcomes of the previous SA work.

- 4.1 As a result of the amendments to the some of the SA scorings (see table above and proformas in appendix 1) an update to the Significant Effects matrix also been produced. Where the scoring of a policy differs from that published in the previous SA report this is shaded in blue.

Table 3: Significant Effects Matrix

Key:

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

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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
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	+
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	+	+	+	+	+	+

- 4.2 As shown in the table above, while the main modifications have resulted in some minor amendments to the scores for the individual policies (FPP4, FPP5 and FPP7) these have not been significant enough to affect the cumulative impact of the policies overall.

5. Reasonable Alternatives

- 5.1 A key aspect of the SA process is the testing of alternative options. A significant number of different site and policy options were appraised throughout the preparation of the Site Allocations and Area Specific document. This included a high-level strategic assessment of the neutral or 'do-nothing' approach. The results of these assessments are all set out in the April 2016 SA report.
- 5.2 No alternatives to the Main Modifications have been identified. Main Modifications are being proposed in order to ensure the legal compliance and soundness of the plan. Failure to implement the modifications could result in the Plan being found unsound therefore, the 'do-nothing' option is not considered reasonable at this stage.

6. Mitigation and Monitoring

- 6.1 The Main Modifications do not in themselves require any additional mitigation measure beyond what was identified in the April 2016 Final SA Report. As set out in the table above and in the amended Proformas in Appendix 1 the Main Modifications have all either had a positive or neutral impact on the conclusion of the previous sustainability appraisals.
- 6.2 The proposed monitoring arrangements remain unchanged from those set out in the April 2016 SA Report.

7. Conclusion

- 7.1 The appraisal of the Main Modifications shows that that majority of the proposed changes are relatively minor and do not affect the conclusions of the previous SA work. The majority of these changes have been in order to provide greater clarity to the policy, correct factual errors or update wording in accordance with new guidance. Where the changes have been more substantive in nature (through the introduction of a new policy requirement for instance) and have resulted in the need to amend the previous SA score for that policy, these have been universally positive.

Appendix 1: Amended SA Proformas

Key:

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

Felixstowe

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. <i>Policy adds an additional requirement for provision of on-site early years setting.</i>
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 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	++	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.

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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 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	+	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 than1 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. 2. To maintain and improve levels of education and skills in 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.		

Felixstowe

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 primary and secondary schools. <i>Policy adds an additional requirement for provision of on-site early years setting.</i>

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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 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	0	Indicators unlikely to be affected.

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area		
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	1. To improve the health of the population overall 2. To maintain and improve levels of education and skills in 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	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.		

Trimley St Martin

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 primary and secondary schools. <i>Policy adds an additional requirement for provision of on-site early years setting.</i>
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.

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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

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Significant positive effects	7. To meet the housing requirements of the whole community <i>2. To maintain and improve levels of education and skills in the population overall</i> 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.
<p>Overall assessment</p> <p>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.</p>	

Appendix 2: Additional Changes

Mod Ref	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification	SA Implications
FPAAP – AC1	4	1.12	<p><i>Amend paragraph to read:</i></p> <p>The Felixstowe Peninsula Area Action Plan is a subsidiary Local Plan document intended to implement the Core Strategy. This Local Plan document has therefore been prepared to be consistent with the Core Strategy or lower level Local Plan Document, the remit of which is to implement the Core Strategy, in particular in relation to the delivery of housing growth.</p>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC2	4	1.15 and new paragraph.	<p><i>Amend paragraph to read:</i></p> <p>The Council has agreed a timetable for the Local Plan Review <u>in its Local Development Scheme adopted October 2016. for the period to 2036.</u> The review will take an aligned or joint approach <u>to future development needs</u> in collaboration with adjacent districts – Ipswich Borough Council, Babergh and Mid-Suffolk District Councils and Suffolk Coastal District Council, being four districts that share a housing market area and functional economic area. This will enable these local authorities to plan strategically for future development requirements, including the housing and employment needs, <u>the physical and social infrastructure to support it and environmental implications.</u> Work on the evidence base is well progressed <u>advanced</u> and is co-ordinated via the <u>Ipswich Policy Area Board.</u> An important element of this work will be to <u>identify an updated Objectively Assessed Housing Need (OAN) for the housing market area looking forward to 2036 and from that, a housing requirement for each local planning authority area. including a re-assessment of the housing requirement for this District.</u></p> <p><i>Insert new paragraph to read:</i></p> <p><u>It is anticipated that sites identified for development in the Felixstowe Peninsula Area Action Plan will be carried forward through the Local Plan Review in recognition of their contribution to a continuous supply of housing up to 2027 and thereby a contribution towards the delivery of the full</u></p>	Minor amendment which does not affect the conclusions of the previous SA reports.

			<u>updated OAN. The Local Plan Review also provides the opportunity to monitor progress of housing sites (allocated or with the benefit of planning permission) and to react to any change of circumstance as appropriate.</u>	
FPAAP – AC3	6	1.23	<i>Amend paragraph to read:</i> This document does not cover Gypsy and Traveller sites. Suffolk County Council is leading a project, in collaboration with the all the Suffolk local authorities....	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC4	10	1.38	<i>Amend paragraph to read:</i> A Community Infrastructure Levy.....The CIL helps fund cumulative infrastructure requirements arising from new developments including, but not limited to, development sites identified <u>in</u> this document	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC5	17	Figure 3	<i>Amend figure to read:</i> At least 1,120 <u>1,170</u> to be delivered via the Felixstowe Peninsula Area Action Plan	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC6	18	Table 1	<i>Amend table to read:</i> Felixstowe Peninsula AAP Allocations 1,120 <u>1,170</u> . Total 2,123 <u>2,173</u> . District Total 8,620 <u>8,670</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC7	19	3.10	<i>Amend paragraph to read:</i> Potential sites were submitted through the original ‘call for sites’ in 2008, and 2014-2013 , which then assessed....	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC8	21	Table 2	<i>Amend table to read:</i> Trimley St Mary New housing allocations 100 <u>150</u> Trimley St Mary Total for plan period 118 <u>168</u> Total for Felixstowe Peninsula New housing allocations 1,120 <u>1,170</u> Total for Felixstowe Peninsula Total for plan period 2,123 <u>2,173</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC9	22	Table 3	Proportion of growth through completions, permissions and allocations. Major Centres: 51% <u>53%</u> Eastern Ipswich Plan Area: 28% <u>27%</u> Felixstowe/Walton & the Trimley villages: 23% <u>26%</u> Towns: 26% <u>25%</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP	23	3.22	<i>Amend paragraph to read:</i>	Minor amendment which does not

– AC10			The AAP outlines a number of residential sites across the Felixstowe Peninsula which collectively have the potential to deliver approximately 1,100 <u>1,170</u> units which exceeds the Core Strategy target.	affect the conclusions of the previous SA reports.
FPAAP – AC11	23	3.23	<i>Amend paragraph to read:</i> <u>In the context of the Core Strategy the AAP # also takes into account that the population is expected to grow over the plan period growing and that the Council’s objectively assessed housing need is likely to increase in the future.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC12	26	3.36	<i>Amend paragraph to read:</i> The Council introduced the Community infrastructure Levy Charging Schedule across the district in July 2015.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC13	27	3.43	<i>Amend paragraph to read:</i> Suffolk County Council have identified that the best long term solution to meeting this deficit would be to reserve 2.2 <u>2.1</u> ha of land for a new 315 <u>210</u> place primary school (including early years education) in a sustainable location which is well related to housing growth over the plan period. <u>The size of the site will accommodate further extensions if necessary.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC14	31	3.61	<i>Amend paragraph to read:</i> The growing population across the Peninsula as well as p <u>Public consultation responses</u> highlights a need for dwellings for retired people, younger people and families to redress the population imbalance as outlined in Core Strategy Policy SP21. This need is also reflected in public consultation responses and a range of accommodation units on this site to meet the needs of the local community is encouraged.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC15	32	3.64	<i>Amend paragraph to read:</i> In order for the site to come forward, it will be necessary for an alternative venue for the Rifle Club to be delivered <u>ahead of the use of the existing venue ceasing.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC16	33	3.74	<i>Amend paragraph to read:</i> Suffolk County Council require an archaeological assessment <u>excavation</u> to be undertaken prior to any future development of this area. <u>A brief for the work and the options for preservation of any findings is to be agreed with Suffolk County Council.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.

FPAAP – AC17	35	3.81	<i>Amend paragraph to read:</i> The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water. <u>Issues in respect of surface water management will have to be overcome to the satisfaction of in partnership with</u> Suffolk County Council who have a statutory responsibility for surface water management.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC18	35	3.82	<i>Amend paragraph to read:</i> Suffolk County Council have therefore highlighted <u>that the need for an archaeological assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission prior to the development on this site.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC19	37	3.90	<i>Amend paragraph to read:</i> The growing population across the Peninsula as well as p Public consultation responses highlights a need for dwellings targeted at the retirement market.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC20	38	3.94	<i>Amend paragraph to read:</i> An archaeological assessment will be required prior to any future development on this site <u>at an appropriate design stage prior to the granting of outline, technical details or full planning permission.</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC21	39	3.97	<i>Amend paragraph to read:</i> The growing population across the Peninsula as well as p Public consultation responses highlights a need for dwellings targeted at the retirement market.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC22	40	3.101	<i>Amend paragraph to read:</i> Suffolk County Council require an archaeological assessment to be undertaken <u>at an appropriate stage prior to the granting of outline, technical details or full planning permission.</u> prior to any future development of this area.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC23	42	3.109	<i>Amend paragraph to read:</i> An archaeological assessment will <u>need to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission which will allow archaeological....</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC24	57	Felixstowe Town	<i>Amend map:</i> Key and Ordnance Survey Information added to the map	Minor amendment which does not affect the conclusions of the

		Centre Map		previous SA reports.
FPAAP – AC25	67	6.03	<i>Amend paragraph to read:</i> Felixstowe's heritage has a positive contribution on to tourism in the area which the AAP will seek to protect and retain.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC26	68	6.12	<i>Amend paragraph to read:</i> Felixstowe Ferry is outside of the Physical Limits Boundary for Felixstowe....	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC27	69	6.17	<i>Amend paragraph to read:</i> The Golf Course is also outside of the Physical Limits Boundary and future development within this area will be resisted.	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC28	95	Infrastructure Framework	<i>Amend Infrastructure Requirement to read:</i> Requirement for new primary school provision (2.2ha, 315 places) (<u>2.1ha, 210 places</u>).	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC29	104	Housing Trajectory	<i>Amend trajectory:</i> Additional 50 units on site FPP8 added to the Housing Trajectory	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC30	105	Anticipated rate of delivery table	<i>Amend table to read:</i> Policy FPP6 Total No 70 2019/20: <u>10</u> 2020/21: 30 2021/22: 30 2022/23: 40	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC31	105	Anticipated rate of delivery table	<i>Amend table to read:</i> Policy FPP8 Total No 100-150 2019/20: 50 2020/21: 50 2021/22: <u>50</u>	Minor amendment which does not affect the conclusions of the previous SA reports.
FPAAP – AC32	120	Kirton Inset Map	<i>Amend map:</i> Areas to be protected from development shown in a different colour	Minor amendment which does not affect the conclusions of the previous SA reports.

FPAAP – AC33	121	Falkenham Inset Map	Amend map: Areas to be protected from development shown in a different colour	Minor amendment which does not affect the conclusions of the previous SA reports.
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