

# Site Allocations and Area Specific Policies

## Schedule of Main Modifications and Additional Changes

Public Consultation: 17<sup>th</sup> October – 28<sup>th</sup> November 2016



# Schedule of Proposed Modifications to the Site Allocations and Area Specific Policies Document

## Modifications Consultation 17<sup>th</sup> October – 28<sup>th</sup> November 2016

The Council has prepared a series of Main Modifications and Additional Changes for public consultation. The Main Modifications consultation is part of the independent public examination into the Site Allocations and Area Specific Policies Development Plan Document & Felixstowe Peninsula Area Action Plan. The consultation follows on from public examination hearings in August and September 2016, at which an independent government inspector assessed the soundness and legal compliance of the plan in detail.

During the examination, a number of Main Modifications and Additional Changes were proposed to the documents. A Main Modification is classed as any modification which needs to be made to the policies or other content in order to make the plan legally compliant and/or sound. An Additional Change is classed as a minor change which does not affect the substance of the policy wording, including minor corrections and factual updates. Alongside the Main Modifications and Additional Changes, the Council have also prepared a Sustainability Appraisal and Habitats Regulation Assessment, which should be read alongside the schedule.

At this stage, comments are only invited on the Main Modifications and Additional Changes. At the end of the consultation period, all “duly-made” representations on the Main Modifications will be passed to the Inspector for consideration before issuing her report recommending whether or not the plan is sound and legally compliant. Please note that representations on the Additional Changes will not be passed to the Inspector, but will be considered by the Council alone.

### Key to the schedule:

- Proposed new text is shown underlined and deleted text is shown ~~struck through~~. New **policy wording** is shown bold and underlined.
- No shading denotes the fact that SCDC consider the contents of the row to be a Main Modification (prefixed with MM).
- Shading denotes the fact that SCDC consider the contents of the row to be an Additional Change (prefixed with AC).

## Main Modifications

Mod Ref	Rep No	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification
SAASPD – MM1	ARPlanning Post hearing statement	22	Paragraphs 2.16 – 2.21	<p><i>Amend paragraphs to read:</i></p> <p>2.16 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 Site Allocations and Area Specific policy SSP1, physical limits boundaries have been re-drafted to 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>2.17 No change</p> <p>2.18 Physical limits boundaries are <del>an important planning tool which fulfil a number of roles, not least in relation to the supply of housing as</del> 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 (to2027).</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>2.19 No change</p> <p>2.20 Outside <del>of</del> the physical limits boundary, opportunities for <u>housing</u> development are considerably more <del>restricted</del> <u>limited as</u> 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</u></p>

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				<p><u>DM9.</u></p> <p><del>2.21 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 Site Allocations Document. Those sites with permission for 5 or more dwellings are shown on the Inset Maps.</del></p>
SAASPD – MM2	Hearing Session - HBF & Others	24	2.27 and new paragraphs	<p><i>Amend paragraph 2.27 and add new paragraph:</i></p> <p><u>“The Core Strategy also outlines the Council’s affordable housing policies which this document will adhere to, 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 Site Allocations and Area Specific Policies Local 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 1,000sqm;</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</u></p>

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				<u>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. The introduction of Starter Homes (once Regulations are issued by Central Government), 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. The identified priority continues to be for the provision of smaller one and two bedroomed units. The Council will expect that the exact mix of units on each site is informed by appropriate Local Housing Needs Surveys. mix of affordable housing including any starter homes provision proposed for any specific scheme is informed by up to date evidence of need. This evidence can be provided through early discussion with the Council's Housing section.</u>
SAASPD – MM3	Hearing matter affordable housing	27	SSP3	<i>Add new bullet point:</i> <b><u>A financial contribution will be sought towards affordable housing provision.</u></b>
SAASPD – MM4	Anglian Water (483/7752)	29	SSP4	<i>Amend bullet point 8</i> <b><u>Improve the capacity of the sSurface water disposal must be network in accordance with the water management hierarchy;</u></b>
SAASPD – MM5	Environment Agency (4195/7833)	30/31	SSP5	<i>Add new bullet point to SSP5</i> <b><u>Prior to permission being granted, developers should demonstrate that there is adequate capacity at WRC (Framlingham) or that capacity can be made available.</u></b>
SAASPD – MM6	Anglian Water (483/7755)	32	SSP6	<i>Amend bullet point 5</i> <b><u>The need to increase the sSurface water network capacity disposal must be in accordance with the water management hierarchy; and</u></b>
SAASPD – MM7	Anglian Water (483/7757);	36	SSP8	<i>Amend bullet point 6</i> <b><u>The need to increase the capacity of the surface water network Surface water disposal must be in accordance with the water management hierarchy.</u></b>

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	Environment Agency (4195/7834)			<p>Add new bullet point</p> <p><b><u>Prior to permission being granted, developers should demonstrate that there is adequate capacity at WRC (Framlingham) or that capacity can be made available</u></b></p>
SAASPD – MM8	Anglian Water (483/7758)	38	SSP9	<p>Amend final bullet point to read:</p> <p><b><u>As required, to increase the capacity of the surface water network in accordance Surface water disposal must be in accordance with the water management hierarchy.</u></b></p>
SAASPD – MM9	Anglian Water (483/7760)	40	SSP10	<p>Add bullet point</p> <p><b><u>Surface water disposal must be in accordance with the water management hierarchy.</u></b></p>
SAASPD – MM10	Environment Agency  Anglian Water (483/7762)	42	SSP11	<p>Amend bullet point 4:</p> <p><b><u>Provision of affordable housing. A financial contribution will be sought towards affordable housing provision;</u></b></p> <p>Amend bullet point 7</p> <p><b><u>Developers will need to demonstrate there is adequate capacity in the foul sewerage network and WRC (Gedgrave) or that capacity can be made available; and</u></b></p> <p>Amend final bullet point</p> <p><b><u>The need to increase the capacity of the sSurface water disposal network must be in accordance with the water management hierarchy.</u></b></p>
SAASPD – MM11	SCDC (2963/7830)	47	SSP13	<p>Add paragraph to end of policy</p> <p><b><u>'In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.'</u></b></p>
SAASPD – MM12	Anglian Water (483/7763); Historic England	52	SSP15	<p>Amend first bullet point to read:</p> <p><b><u>The design and layout should be of high quality, responding to the sites location in an Area of Outstanding Natural Beauty; the sites relationship with the Conservation Area and being sympathetic to the setting of nearby listed buildings and preserving and</u></b></p>

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	(4189/7786)			<p><b><u>enhancing the character and setting of the Conservation Area, and listed buildings;</u></b></p> <p><i>Amend 2<sup>nd</sup> bullet point to read</i>  <b><u>Provision of affordable and smaller open market housing. A financial contribution will be sought towards affordable housing provision.</u></b></p> <p><i>Amend final bullet point</i>  <b><u>Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system.</u></b></p>
SAASPD – MM13	Ipswich Borough Council; Crest Nicholson	54	Paragraphs 2.126 & 2.127	<p><i>Amend and add to paragraphs to read:</i>  Westerfield is a Local Service Centre, located close to the outskirts of Ipswich, and with a <del>train</del> railway station is one of the more sustainable locations within the district. <u>It is reasonable to assume that residents from this part of the district already make use of the social and community infrastructure that the county town can provide. The location of the district/ borough boundary in this location is of limited relevance to how people live their daily lives. Primary school pupils for example, may attend schools within Ipswich Borough or at the neighbouring village of Witnesham within Suffolk Coastal district.</u></p> <p><u>The village is located close to Ipswich’s main growth area, Ipswich Garden Suburb, which will provide for approximately 3,500 homes around 2,700 new together with associated social, community and physical infrastructure provision. When built, these facilities will also be accessible to the people of Westerfield. Similarly, the residents of the garden suburb will be expected to make use of Westerfield railway station. It will be important to ensure that opportunities to improve pedestrian and cycle links between the village and the new development are maximised. Opportunities to improve Westerfield Station will also need to be investigated as development progresses and will include looking to identify land for car parking for the railway station which is currently lacking.</u></p>

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				<p>The provision of a country park is an important element of the Ipswich Garden Suburb development required to mitigate the impact of the new development <u>from the IGS and sites beyond the IGS in both Ipswich Borough Council and Suffolk Coastal district areas</u> on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). <u>Part of the land required for the provision of the country park (including a car park to serve the country park) is located within Suffolk Coastal. These two parcels of land are allocated for public open space under policy SSP35. This will help maintain the separate identity of Westerfield from the new development.</u></p> <p><u>Given the clear linkages and relationship between Westerfield (and Witnesham) and the new development in Ipswich Garden Suburb, the Council will consider requests for contributions from the Suffolk Coastal District Council CIL pot and recognises the need to contribute towards infrastructure provision where necessary as identified through any planning application. A separate infrastructure and delivery framework mechanism is to be agreed with Ipswich Borough Council for the Ipswich Garden Suburb development given that the new built development is to be provided wholly within their administrative boundary. This framework is expected to provide more detail in relation to costs of infrastructure which can support funding requests to the CIL pot for the impact of new developments in Suffolk Coastal on infrastructure such as the Ipswich Garden Suburb country park and Westerfield railway station. In commenting on proposals for the Ipswich Garden Suburb as they have evolved, Suffolk Coastal District has emphasised the importance for Westerfield and its community to retain its separate identity. The location of the country park element which crosses into Suffolk Coastal District will ensure this physical separation (see policy SSP35).</u></p>
SAASPD – MM14	Billfinger GVA Hearings Issue 10 – Q51	61	New paragraph below paragraph	<p><i>New paragraph</i></p> <p><u>The Sizewell nuclear complex is also a significant local employer and will continue to be so regardless of any decision at national level on the provision of a new nuclear power station on the site. The work associated with the decommissioning of Sizewell A will</u></p>



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			3.04	<u>continue throughout the duration of the plan period.</u>
SAASPD – MM15	Anglian Water (483/7764)	66	SSP21	<i>Add new bullet point</i> <b><u>A drainage strategy is approved and implemented before development proceeds.</u></b>
SAASPD – MM16	Anglian Water (483/7765)	67	SSP22	<i>Add new bullet point</i> <b><u>A drainage strategy is approved and implemented before development proceeds.</u></b>
SAASPD – MM17	Evolution Town Planning (3055/8039)  Anglian Water (483/7766)	69	SSP23	<i>Amend bullet points 3,4 and 5 and add new bullet point as follows:</i>  <i>Amend 3<sup>rd</sup> bullet point</i> <b><u>Where necessary investigation of potential contamination at the site has been undertaken prior to submission of any relevant planning application.</u></b>  <i>Amend 4<sup>th</sup> bullet point to read</i> <b><u>“Where necessary adequate sewage treatment facilities are provided;</u></b>  <i>Amend bullet point 5 to read</i> <b><u>Where appropriate, If required measures have been taken to assess and manage any heritage assets on the site.</u></b>  <i>Add new bullet point</i> <b><u>Where necessary a drainage strategy is approved and implemented before development proceeds.</u></b>
SAASPD – MM18	Evolution Town Planning (3055)	71	SSP24 Bentwaters Park, Rendlesham	<i>Amend policy to read:</i> Bentwaters Park as identified on the Policies Map covers an area of some 390 hectares. It contains a wide range of traditional and unusual (sui generis) employment uses which make use of the great variety of building sizes and types and <u>infrastructure</u> available on the site. The building types are reflective of its former use as a military airfield. The Council is keen to ensure that this site remains a vibrant employment site. <del>but that it does so within the identified constraints as set out in the agreed comprehensive plan for the site (planning application ref C/10/3239).</del> Accordingly the Council will permit new employment uses where they will not breach site, environmental and highway constraints

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				identified and conditioned in the planning permission C/10/3239 approved 11/12/2015 <del>but that it does so within the identified constraints as set out in the agreed comprehensive plan for the site (planning application ref C/10/3239).</del> Outside of those limits new employment uses will be permitted where they are supported by robust evidence which confirms that their individual and cumulative impacts are acceptable. In both circumstances, proposals should conform to local and national planning policy particularly with regard to the environmental designations on and in close proximity to the site.
SAASPD – MM19	SCC – Archaeology (2442/7907)	73	SSP26	<i>Amend policy to read:</i> <b><u>Levington Park as identified .... capacity can be made available. An archaeological investigation may be required depending on the nature of the groundworks.</u></b>
SAASPD – MM20	SCC – Archaeology (2442/7908)	75	SSP27	<i>Add new bullet point</i> <b><u>An archaeological investigation may be required depending on the nature of the groundworks.</u></b>
SAASPD – MM21	SCC (2442/7909)	101	Policy SSP35	<i>Amend policy to read:</i> <b>Two parcels of land as shown on the Policies Map are designated as public open space. This land is intended to form part of the country park (minimum of 24.5ha total) required to be provided in association with the new Ipswich Garden Suburb the built area for which is located within the administrative boundary of Ipswich Borough Council. The detailed scheme for the country park <u>as it relates to Suffolk Coastal district</u> will be expected to: <del>provide</del> <b><u>Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network;</u></b> <b><u>Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;</u></b> <b><u>Make suitable provision for the provision of any necessary maintenance tracks and access points;</u></b> <del>Provide for that part of the country park which lies within Suffolk Coastal district,</del> <b>detailed boundary treatments and be able will also be required to demonstrate that the residential amenity of dwellings which abut the boundary of the <u>country park and the</u></b></b>

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				<p><b>public rights of way</b> has been safeguarded;</p> <p><b>Sensitive treatment will also need to be given to Mill Farm <u>which is a listed building and its setting.</u> <del>which is a listed building.</del> <u>An archaeological investigation may be required dependent on the nature of the groundworks involved.</u></b></p>
SAASPD – MM22	Historic England (4189/7794)	108	SSP37	<p><i>Amend policy to read:</i></p> <p><b>Within the plan area.....interest compiled by <del>English Heritage</del> <u>Historic England</u> and have the status as Designated Heritage Assets:..."</b></p>
SAASPD – MM23	SCDC Discussion at Hearings Issue 10	112/113	Paragraph 7.26 and new paragraph	<p>Newbourne as a settlement is defined as an Other Village in the Core Strategy policy SP19 Settlement Hierarchy and as such opportunities for new development are very limited. However, that part of Newbourne which comprises former Land Settlement Association Holdings is a unique area within the district. <u>The Land Settlement Association was set up in 1934 as an experimental scheme to provide unemployed workers from depressed industrial areas with employment on the land. The scheme and its legacy can still be seen in the number of large regular shaped plots, some of which still contain commercial scale greenhouses. The cottages provided with the plots were of standard design.</u></p> <p>To retain this character, it is important to continue to control changes which may occur through the replacement, or enlargement of dwellings. The Council has previously produced Supplementary Planning Guidance containing design guidelines to help in this regard. This guidance will be reviewed and re-issued in support of this policy.</p> <p><u>It is clear not all of the land plots are still used as originally envisaged and that a debate needs to be had with regard to their long term future, but this debate needs to be held in the context of the long term future of Newbourne as a whole. This is outside the remit of this Site Allocations Document, but will be picked up and addressed through the Local Plan Review.</u></p>
SAASPD – MM24	SCDC Discussion at Hearings Q58	113	SSP40	<p><i>Amend policy to read:</i></p> <p>The District Council will encourage the retention in horticultural or agricultural use of those parts of the former Land Settlement Association holdings shown on the policies Map, not <u>currently</u> used or required in connection with the residential curtilages, taking</p>

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				account of any physical features which currently mark garden limits. The erection of new dwellings, or extensions to existing dwellings or ancillary residential development which would result in a major change of character of the former holdings (where they are fundamentally contrary to the design guidelines contained in Supplementary Planning Document 12.1) will be resisted.

## Additional Changes

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SAASPD - AC1	Hearing Session - HBF and others	4	1.11	<p><i>Amend paragraph to read:</i></p> <p>The Site Allocations and Area Specific Policies Document is a subsidiary <del>Local Plan Document intended to implement the Core Strategy. This Local Plan document has therefore been prepared to be consistent with the Core Strategy.</del> 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>
SAASPD – AC2	Hearing Session HBF and others	4	1.14 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 <del>progressed</del> advanced and is co-ordinated via the Ipswich Policy Area Board. An important element of this work will be to 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. <del>including a re-assessment of the housing requirement for this District.</del></p> <p><i>Insert new paragraph to read:</i></p> <p><u>It is anticipated that sites identified for development in the Site Allocations and Area Specific Policies Document 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 updated OAN. The Local Plan Review also provides the opportunity to monitor progress of housing sites (allocated or</u></p>

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				<u>with the benefit of planning permission) and to react to any change of circumstance as appropriate.</u>
SAASPD – AC3	SCDC	6	1.18	<i>Amend paragraph to read:</i> ***Aldringham cum Thorpe (Thorpeness) has applied for neighbourhood area status. A decision is due by May <del>2015</del> <u>2016</u> . Assuming...”
SAASPD – AC4	SCDC	8	1.25	<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 <del>the</del> all the Suffolk local authorities....
SAASPD- AC5	SCDC	12	1.40	<i>Amend paragraph to read:</i> A <u>Community Infrastructure Levy</u> .....The CIL helps fund cumulative infrastructure requirements arising from new developments including, but not limited to, <u>development sites identified in</u> this document.
SAASPD - AC6	SCDC	14	Figure 3	<i>Amend Figure 3 to read:</i> At least <del>1,120</del> <u>1,170</u> to be delivered via the Felixstowe Peninsula Area Action Plan
SAASPD – AC7	SCDC	15	Table 1	<i>Amend Table 1 to read:</i> Felixstowe Peninsula AAP Allocations <del>1,120</del> <u>1,170</u> . Total <del>2,123</del> <u>2,173</u> . District Total <del>8,620</del> <u>8,670</u>
SAASPD – AC8	Peasenhall PC (3932/7945)	18/19	Table 2	<i>Amend reference to Peasenhall in Table 2 to read:</i> “Peasenhall <u>(with part of Sibton)</u>
SAASPD – AC9	SCDC	20	Table 3	<i>Amend Table 3 to read</i> Proportion of growth through completions, permissions and allocations. Major Centres: <del>51%</del> <u>53%</u> Eastern Ipswich Plan Area: <del>28%</del> <u>27%</u> Felixstowe/Walton & the Trimley villages: <del>23%</del> <u>26%</u> Towns: <del>26%</del> <u>25%</u>
SAASPD - AC10	Armstrong Rigg Planning (3897/7727) SCDC Hearing	26	Para 2.36	<i>Amend paragraph to read:</i> This site to the rear of Rose Hill is 3ha in size. It is fairly regular in shape with adjacent low density residential development on three sides. The site is accessed via a track running north direct onto Saxmundham Road which would need to be widened to bring it up to

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	Statement G-10			standard. <del>The track is in the ownership of the Aldeburgh Golf Club who have confirmed that improvements to this junction would also meet with their aspirations to provide a safer junction at this point.</del> <u>The track is within the control of site owner. Land to the west of the track is in the ownership of the Aldeburgh Golf Club who have confirmed their willingness to facilitate that widening. Furthermore improvements to this junction would also meet with their aspirations to provide a safer junction at this point.</u> The access track forms the western boundary beyond which is open countryside.
SAASPD – AC11	Anglian Water (483/7751)  Environment Agency (4195/7837)	28/29	Para 2.46	<i>Amend paragraph to read</i> Anglian Water has <del>indicated a requirement to increase the capacity of the</del> <u>confirmed that</u> surface water <u>disposal should be</u> in accordance with the water management hierarchy. This may include the use of soakaways or other forms of sustainable drainage systems. <del>With a site area of over 1ha, a flood risk assessment will also be required.</del>
SAASPD – AC12	Anglian Water (483/7753);	30	Para 2.49	<i>Amend paragraph to read:</i> <del>Anglian Water have confirmed that surface water network capacity would need to be increased as part of any scheme.</del> Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy.
SAASPD – AC13	Environment Agency (4195/7833);	30	New paragraph after 2.49	<i>Add new paragraph:</i> <u>Foul Water from Badingham discharges to Water Recycling Centre (Framlingham) which is currently not complying with its environmental permit. Developers will therefore need to ensure that, at the time any application is made, foul water capacity can be made available.</u>
SAASPD – AC14	Anglian Water (483/7754)	32	Para 2.56	<i>Amend paragraph to read:</i> <del>Anglian Water have confirmed that the surface water network capacity would need to be increased.</del> Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy.

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SAASPD – AC15	Anglian Water (483/7756);	35	Para 2.65	<i>Amend first sentence to read</i> <del>Anglian Water have has indicated confirmed that the surface water network capacity would need to be increased.</del> Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy.
SAASPD – AC16	Environment Agency (4195/7834);	35	New paragraph after 2.65	<i>Add new paragraph</i> <u>Foul water from Dennington discharges to the Water Recycling Centre (Framlingham) which is currently not complying with its environmental permit. Developers will therefore need to ensure that, at the time the application is made, foul water capacity can be made available.</u>
SAASPD – AC17	Anglian Water (483/7759)	39	Para 2.78	<i>Amend paragraph to read:</i> In terms of physical constraints, the allocation site is not subject to any identified constraints. <del>other than Anglian Water identifying a need to increase the surface water network as part of the scheme.</del> Any development scheme will therefore be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy....”
SAASPD – AC18	Environment Agency (4195/7835) Anglian Water (483/7761);	42	Para 2.86	<i>Amend paragraph to read</i> <del>Anglian Water have advised that the surface water network capacity would need to be increased.</del> Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy. Development of this site may require improvements to the sewerage treatment capacity. <u>Foul water from Orford discharges to Gedgrave Sewage Treatment Works which is operating close to its environmental permit. Developers will therefore need to ensure that, at the time the application is made, foul water capacity can be made available.</u> The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.



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SAASPD – AC19	SCDC	50	2.113	<i>Amend paragraph to read:</i> Suffolk County Council <del>Education</del> <u>Education</u> have indicated that there are capacity issues.....
SAASPD – AC20	Historic England (4189/7786) SCDC	52	New paragraph after 2.118 & move para 2.120 to follow	<i>Add new paragraph</i> <u>The site lies in close proximity to the Conservation Area and listed buildings. As such, development of the site will need to preserve and enhance the character and setting of the Conservation Area and listed buildings.</u>
SAASPD – AC21	Environment Agency (4195/7837)	55	2.131	<i>Amend paragraph to read:</i> <del>The Environment Agency has advised that a flood risk assessment will be required if the housing element extends over 1ha.</del> Anglian Water have confirmed they have no objection to this site.
SAASPD – AC22	Environment Agency (4195/7837)	56	2.134	A drain crosses the site south to north about two-thirds of the way back from the road frontage. Information received in response to the Issues and Options consultation confirmed that there are existing problems with drainage and run-off from the site. <del>The Environment Agency have confirmed that if development is to take place on 1ha or more, then a flood risk assessment will be required.</del> Anglian Water have confirmed that it is likely that improvements to the foul sewerage network will be required. Historic England have indicated that the drain may be of some historic relevance, as well as the need to have regard to the impact on the setting of nearby listed buildings.
SAASPD – AC23	SCDC	61	3.02	The identification of the Strategic and General Employment Areas across the <del>the</del> plan area provides a network of employment sites of a size, quality and in locations that:

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SAASPD – AC24	Evolution Town Planning (3055/8031 & 3055/8036); SCDC	64	Para 3.15	<i>Amend paragraph to read:</i> Suffolk Coastal contains a legacy of former airfields – Parham, Debach and Rendlesham (Bentwaters Park). They are large, part brownfield sites in the countryside. <del>which are generally poorly related to the main road network in the district.</del> <u>They are located on or close to the zone distributor lorry route network as set out in the Suffolk Lorry Route Network.</u> Over time, a number of the buildings have been re-used or re-developed...”
SAASPD – AC25	SCDC	66	3.21	Suffolk County Council Archaeology have confirmed that any development proposals should include a desk-based assessment and historic <u>assets</u> <del>asset</del> assessment of the buildings to be affected,
SAASPD – AC26	Evolution Town Planning (3055/8037)	68	Para 3.25	<i>Amend paragraph to read:</i> Anglian Water have advised that development of this site may require a new sewage treatment facility. <u>This</u> should be discussed between the developer and Anglian Water ahead of any <u>relevant</u> planning application being submitted to the Council.
SAASPD – AC27	Evolution Town Planning (3055/8038); SCDC	68	Para 3.26	<i>Amend paragraph to read:</i> Any <u>relevant</u> development proposals should include a desk-based assessment <u>to identify potential impacts on heritage assets</u> <del>and historic asset assessment of the buildings to be affected, particularly if buildings survive relating to military use.</del> <u>Proposals should include appropriate treatment of heritage assets.</u> Archaeological investigation may be required at an appropriate stage in the development process, depending on the nature of the proposals.
SAASPD – AC28	Evolution Town Planning (3055/8032)	70	Para 3.32	<i>Amend paragraph to read</i> Anglian water have advised that development of this site may require improvement to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any <u>relevant</u> planning application being submitted to the District Council.

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SAASPD – AC29	Evolution Town Planning (3055/8033)	70	Para 3.34	<i>Amend paragraph to read:</i> The Council has recently granted planning .....A new footpath/bridleway access from Rendlesham into the adjoining countryside, opening up access for residents of Rendlesham is to be provided <del>as part of</del> <u>alongside</u> these proposals.
SAASPD – AC30	Evolution Town Planning (3055/8034)	70	Para 3.35	<i>Amend paragraph to read:</i> The following policy is designed to support the <del>recently agreed planning application</del> <u>recent planning permission</u> and to support the longer term use of the site through the plan period.
SAASPD – AC31	SCDC	72	3.40	Suffolk County Council have advised that any development proposals should include a desk-based assessment and historic <u>assets</u> <del>asset</del> assessment of the buildings to be affected.
SAASPD – AC32	SCDC	79	4.14	The main concern locally is to ensure that the <del>the</del> town centre continues to support the local tourist industry, but that this should not be at the expense of facilities for local residents
SAASPD – AC33	SCDC	93	5.03	The Habitat Regulations Appropriate Assessment work undertaken in support of the Core Strategy concluded that there would be a need to mitigate the recreational impact, on sites designated as being of international importance for their nature conservation interest (European sites <sup>1</sup> ) from <del>from</del> increased housing provision:

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<sup>1</sup> Source European Commission/Environment.

Natura 2000 (European site) is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive.

Natura 2000 is not a system of strict nature reserves from which all human activities would be excluded. While it includes strictly protected nature reserves, most of the land remains privately owned. The approach to conservation and sustainable use of Natura 2000 areas is much wider, largely centred on people working with nature rather than against it. However, Member States must ensure that the sites are managed in a sustainable way, both ecologically and economically.

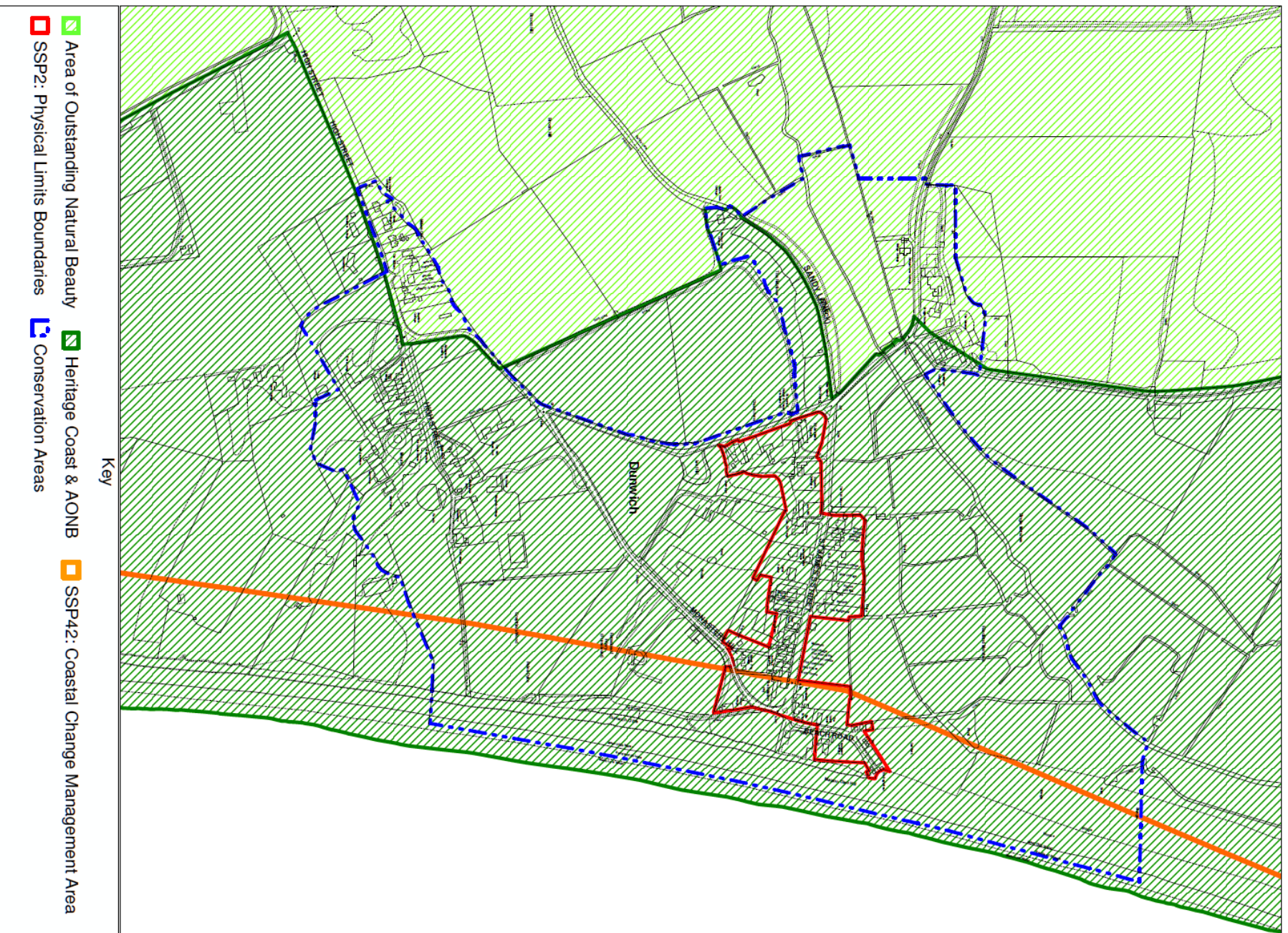
Mod Ref	Rep No	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification
SAASPD – AC34	SCDC	94	5.04	It is <del>is</del> to be expected that new parking provision in areas which are already well used such as Woodbridge Riverside for example,
SAASPD – AC35	SCDC	97	SSP34	<b><u>Proposals</u></b> <del>Proposals</del> <b>should demonstrate that appropriate measures have been taken to assess and manage any heritage assets on the site.</b>
SAASPD – AC36	Barton Wilmore (3746/8027)	100	Para 6.08	<p><i>Amend paragraph to read:</i></p> <p>The Ipswich Garden Suburb is a significant urban extension to Ipswich which will provide up to <del>2,700</del> <u>3,500</u> new homes supported by new social and community and physical infrastructure provision. <u>(Further detail is provided in paragraphs 2.126 &amp; 2.127 Westerfield)</u> The provision of a country park is <del>a key requirement of this proposal,</del> necessary to help mitigate identified in combination effects on nearby European sites, designated as being of international importance for their nature conservation interest. The development will be <del>is</del> subject to a detailed masterplan, which is in process of agreement at the time of drafting this document. Suffolk Coastal has been involved in the preparation of the master plan as a consultee. A key requirement has been to ensure that <del>Westerfield retains its separate identity as a separate village close to Ipswich Town. an</del> important element of the Ipswich Garden Suburb required to mitigate the impact of new development from the Ipswich Garden Suburb and beyond the Ipswich Garden Suburb in both Ipswich Borough Council and Suffolk Coastal district areas on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). Part of the land required for the provision of a country park, including a car park to serve the country park is located within Suffolk Coastal. Policy SSP35 allocates these two parcels of land for public open space as part of the new country park. This allocation will help maintain the separate identity of Westerfield from the new development.</p> <p><u>The provision of the car park to serve the country park is expected to be provided within that parcel of land accessed via Westerfield Road.</u> <del>The location of the country park element of this comprehensive scheme will provide the necessary buffer between Westerfield village and the proposed new urban areas. Part of the proposed area for the country park falls within Suffolk Coastal district. These two parcels of land are within the control of the developers for the Ipswich Garden Suburb and are allocated for use as</del></p>

Mod Ref	Rep No	Page in Submission Version	Policy/ Paragraph/ Settlement	Modification
				<del>public open space as part of the larger country park associated with the development.</del>
SAASPD – AC37	Rushmere St Andrew PC (502/7850)	103	Para 6.13	<i>Amend paragraph to read:</i> This policy <del>updates</del> <u>replaces</u> Local Plan ‘saved’ Policy AP228.....”
SAASPD – AC38	SCC (2242/7970)	106	Para 7.08	<i>Amend paragraph to read:</i> Suffolk Coastal has a rich, diverse and dense archaeological landscape with the river valleys, in particular, topographically favourable for early occupation of all periods. There are over 7,300 sites of archaeological interest currently recorded in the Suffolk Historic Environment Record for the district. The distinctive character of the historic environment in the District includes <del>upstanding</del> <u>outstanding</u> coastal archaeology of all dates.
SAASPD - AC39	Darsham Parish Council (4179/7737)	126	Delivery Framework SSP7	<i>Amend to read</i> <del>Parish Council</del> <u>Darsham Village Hall Trust</u>
SAASPD – AC40	SCDC	132	Housing Trajectory	<i>Amend trajectory:</i> Additional 50 units on site FPP8 added to the Housing Trajectory
SAASPD – AC41	3186 / 7780	166	Dunwich Policy Map	<i>Amend Inset Map Dunwich pg 170</i> Minor amendment to physical limits boundary to include gardens south of buildings on St James’s Street.
SAASPD – AC42	Peasenhall Parish Council	190	Peasenhall Policy Map	<i>Amend Inset Map Peasenhall pg 190</i> Re-title Peasenhall <u>(with part of Sibton)</u>
SAASPD – AC43	SCDC	194	Rushmere St Andrew	<i>Amend Inset Map Rushmere St Andrew pg 194</i> Minor amendment to physical limits boundary to correct earlier drafting error.
SAASPD – AC44	4208 / 7950	198	Thorpeness Policy Map	<i>Amend Inset Map Thorpeness pg 202</i> Minor amendment to physical limits boundary to include all of a rear garden to a property on North End Avenue.
SAASPD – AC45	Crest Nicholson	54, 101, 207	Westerfield Policy Map	<i>Amend Maps on pg 54, 101, 207</i> Minor amendment to show additional strip of land included.
SAASPD – AC46	4186 / 7750	208	Westleton Policy Map	<i>Amend Inset Map Westleton pg 208</i> Minor amendment to include outbuildings south of Mill Street.

## AMENDMENT TO INSET MAPS:

SAASPD – AC41	DUNWICH:- Amended physical limits
SAASPD – AC44	THORPENESS:- Amended physical limits
SAASPD - AC46	WESTLETON:- Amended physical limits
SAASPD – AC45	WESTERFIELD (X3):- Additional strip of land included within area identified as country park
SAASPD - AC42	PEASENHALL:- Re-titled Peasehall (with part of Sibton)
SAASPD - AC43	RUSHMERE ST ANDREW:- Amended physical limits (to correct earlier drafting error)





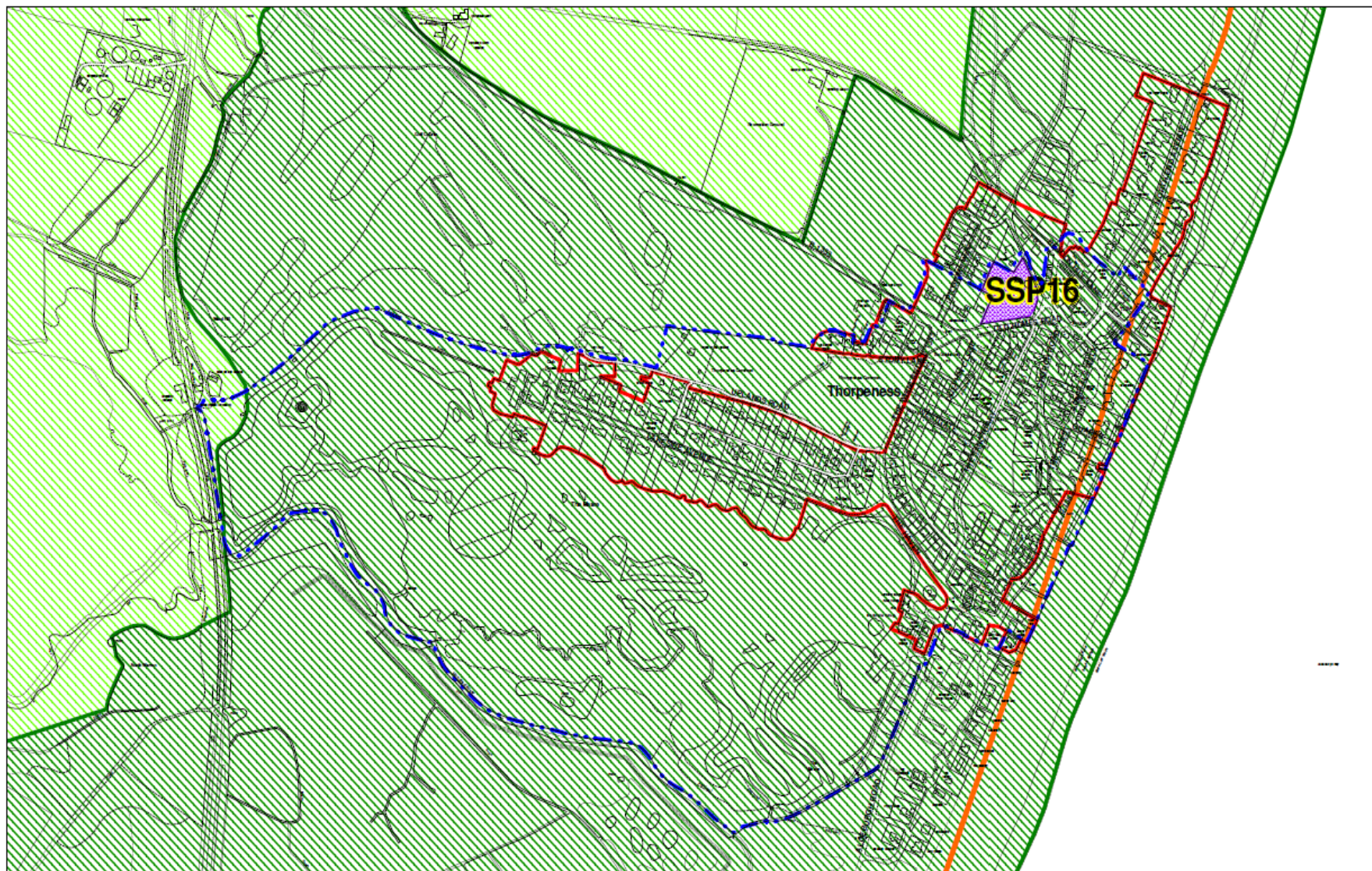
## Dunwich

# Suffolk Coastal District Council

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Key

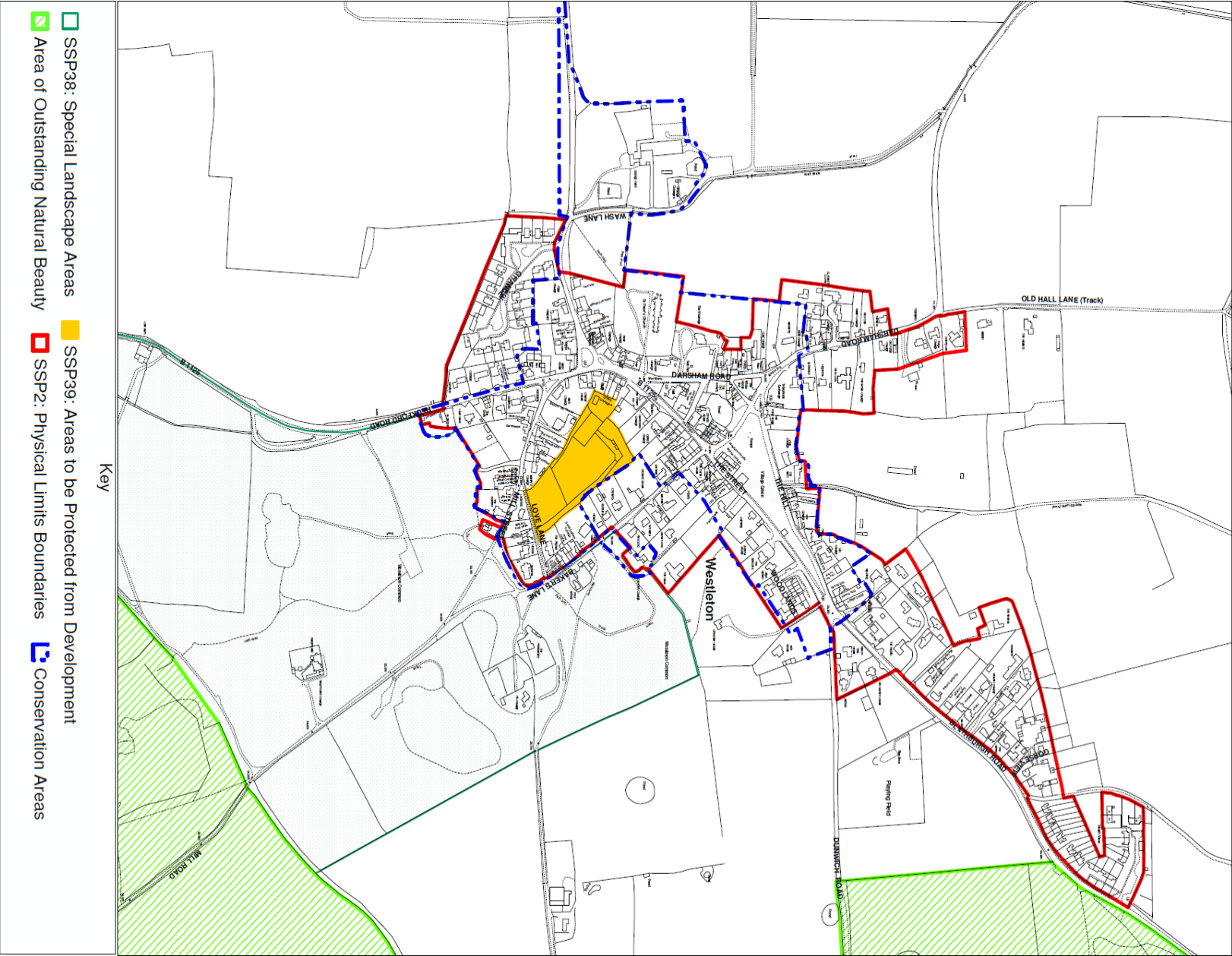
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- Heritage Coast & AONB
- Housing Allocations
- SSP42: Coastal Change Management Area
- SSP2: Physical Limits Boundaries
- Conservation Areas

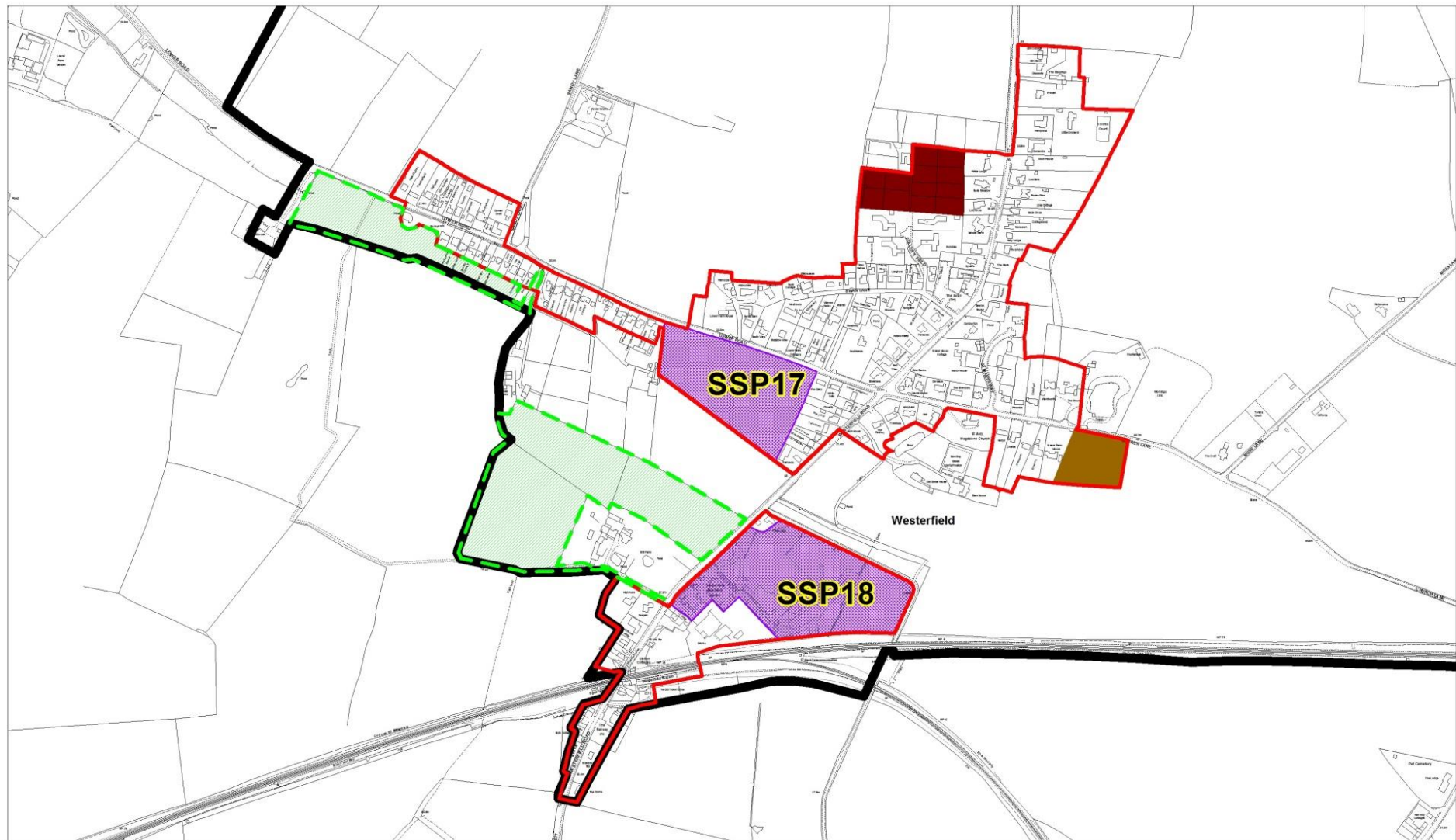
## Thorpeness Suffolk Coastal District Council

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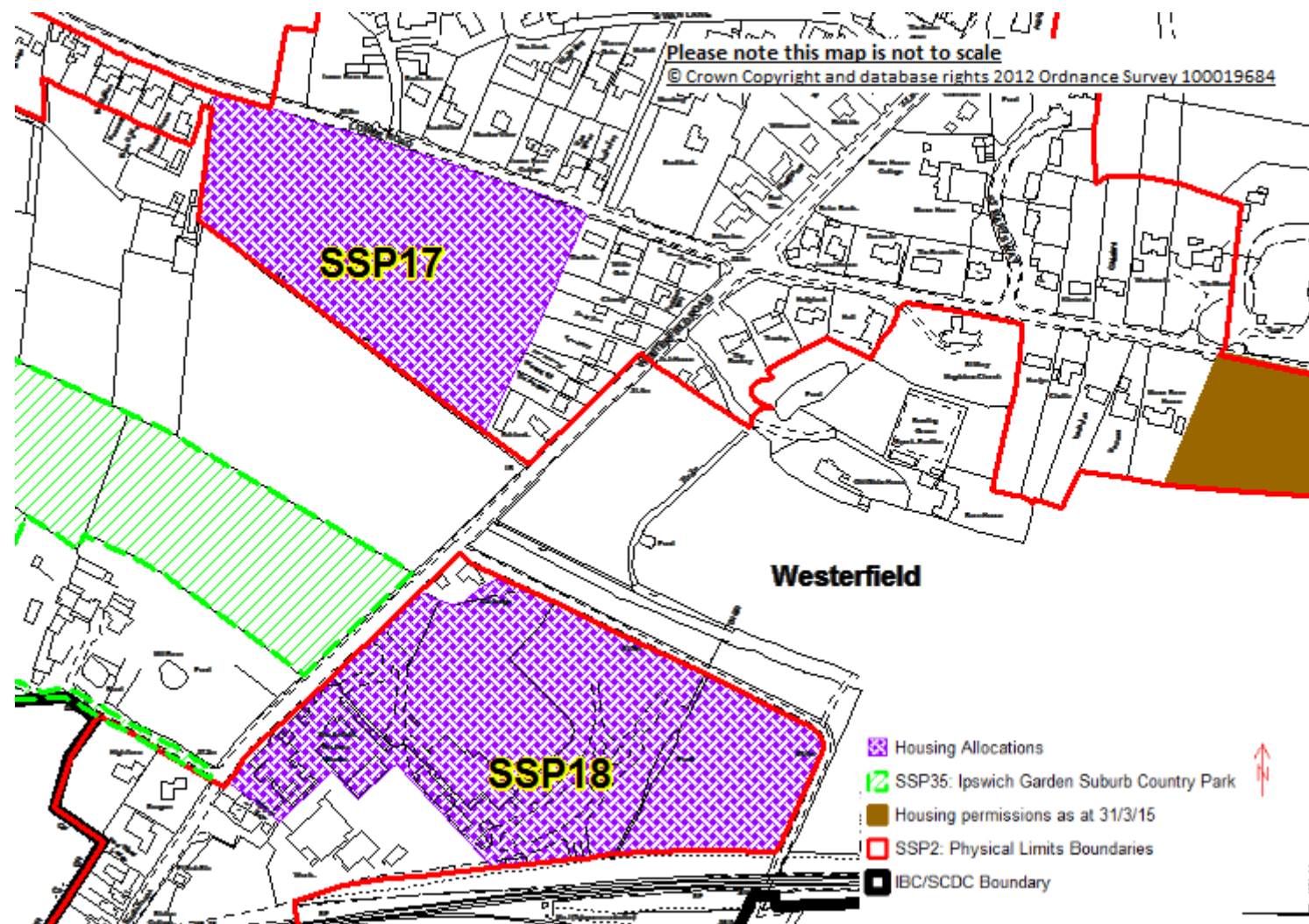
- Housing permissions between 1/4/15 to 31/12/15   ■ Housing permissions as at 31/3/15   ■ IBC/SCDC Boundary   ■ Housing Allocations
- SSP2: Physical Limits Boundaries   ■ SSP35: Ipswich Garden Suburb Country Park

## Westerfield Suffolk Coastal District Council

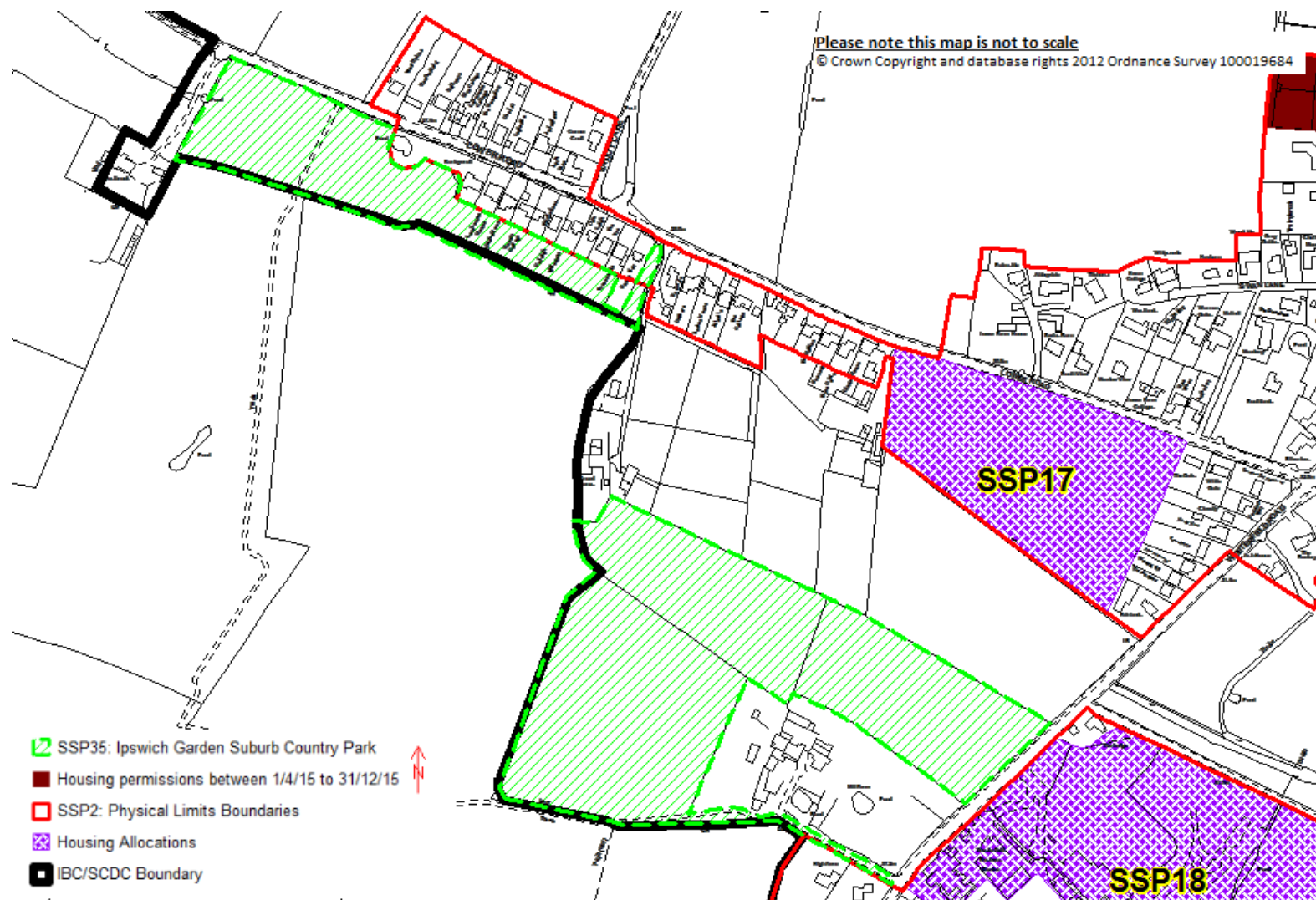
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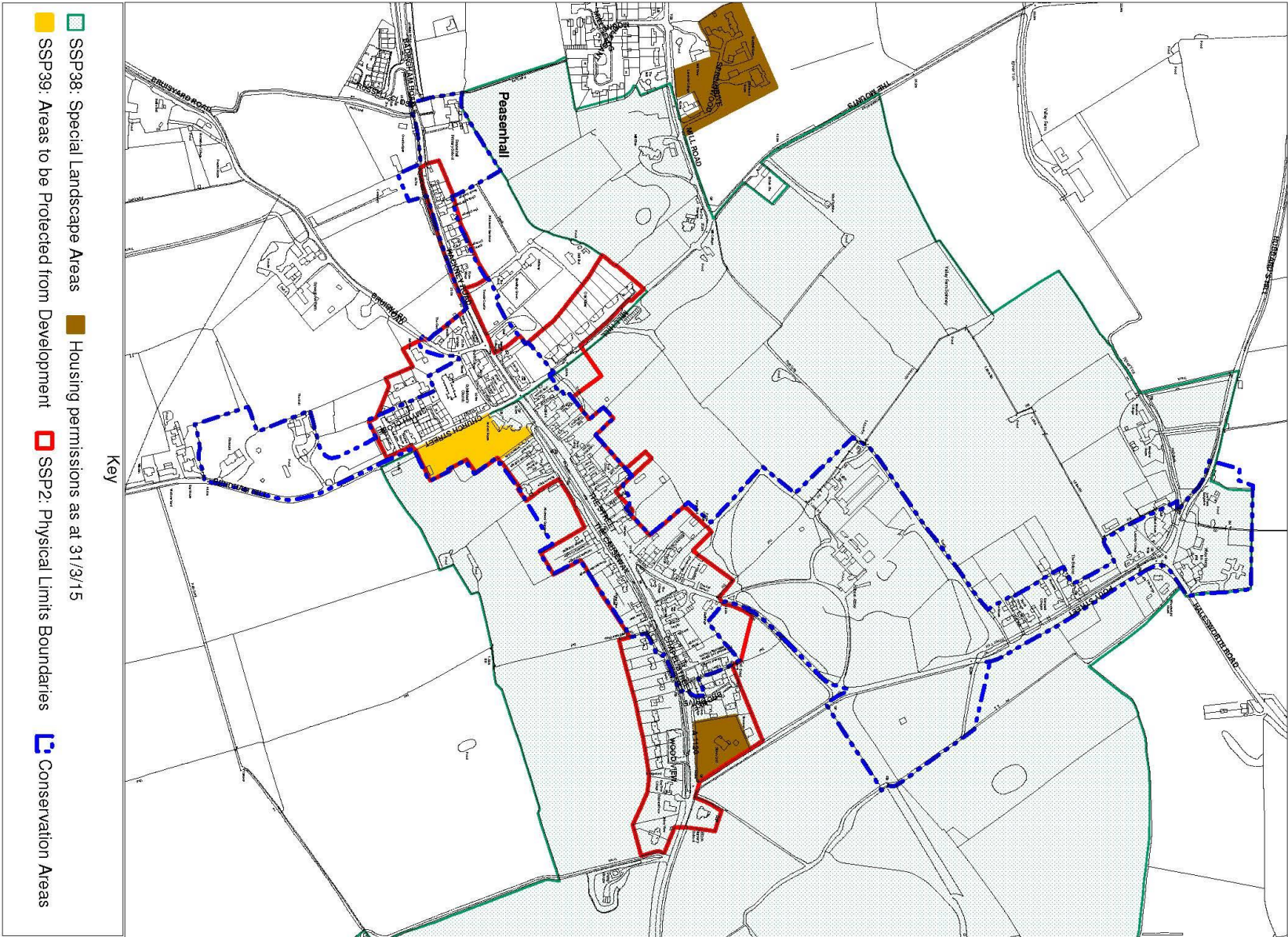


Peasenhall (with part of Sibton)

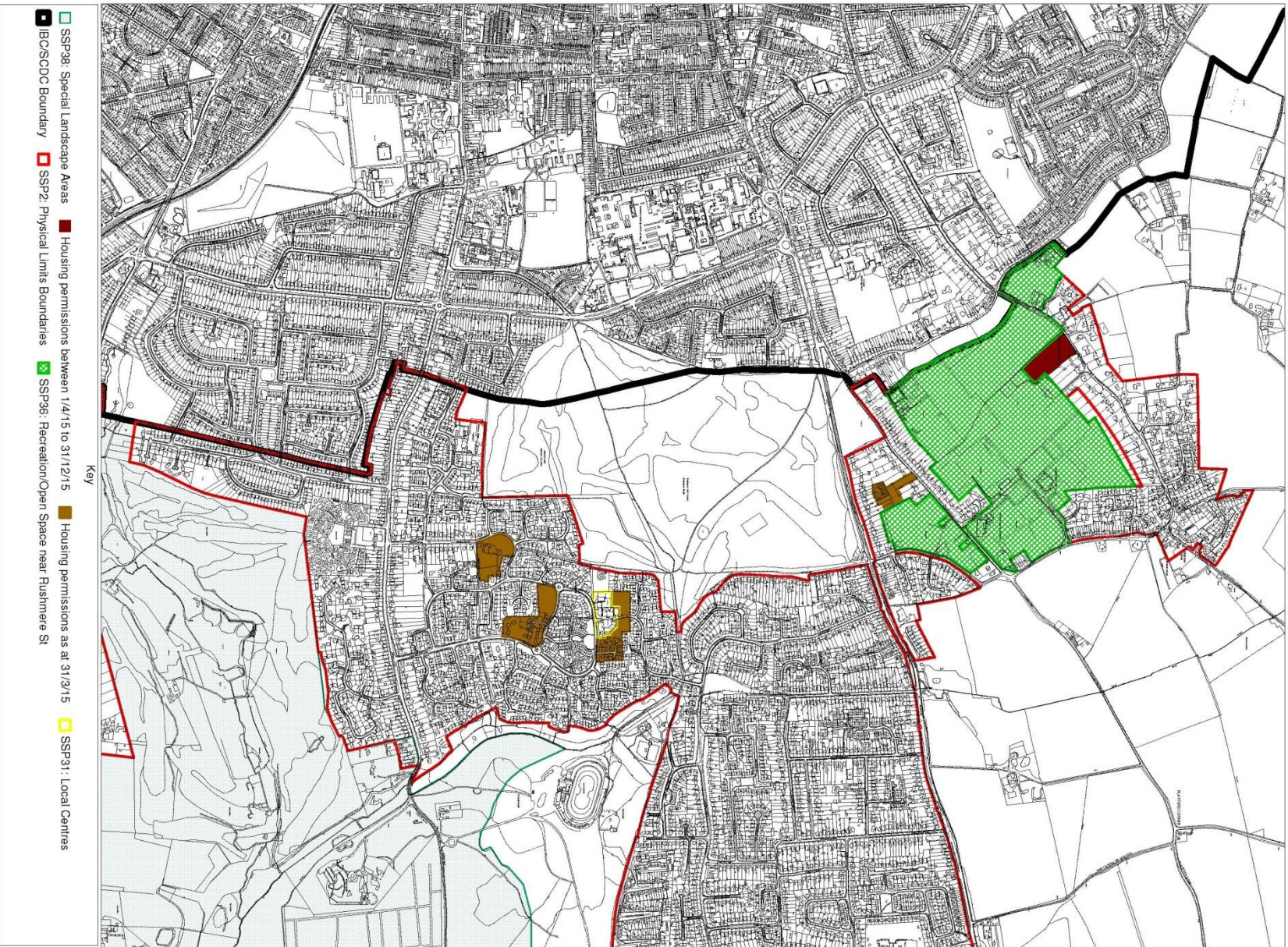
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Planning Policy and Delivery Team  
Suffolk Coastal District Council  
Council Offices  
Melton Hill  
Woodbridge  
Suffolk  
IP12 1AU

Tel: **01394 444761 / 01394 444558**  
E-mail: [suffolkcoastallocalplan@eastssuffolk.gov.uk](mailto:suffolkcoastallocalplan@eastssuffolk.gov.uk)