

Leiston Neighbourhood Plan

**Sustainability Appraisal incorporating Strategic
Environmental Assessment**

December 2015

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APPENDICES

Appendix A	Summary of responses from statutory bodies during SA scoping process
Appendix B	Summary of relevant plans and programmes
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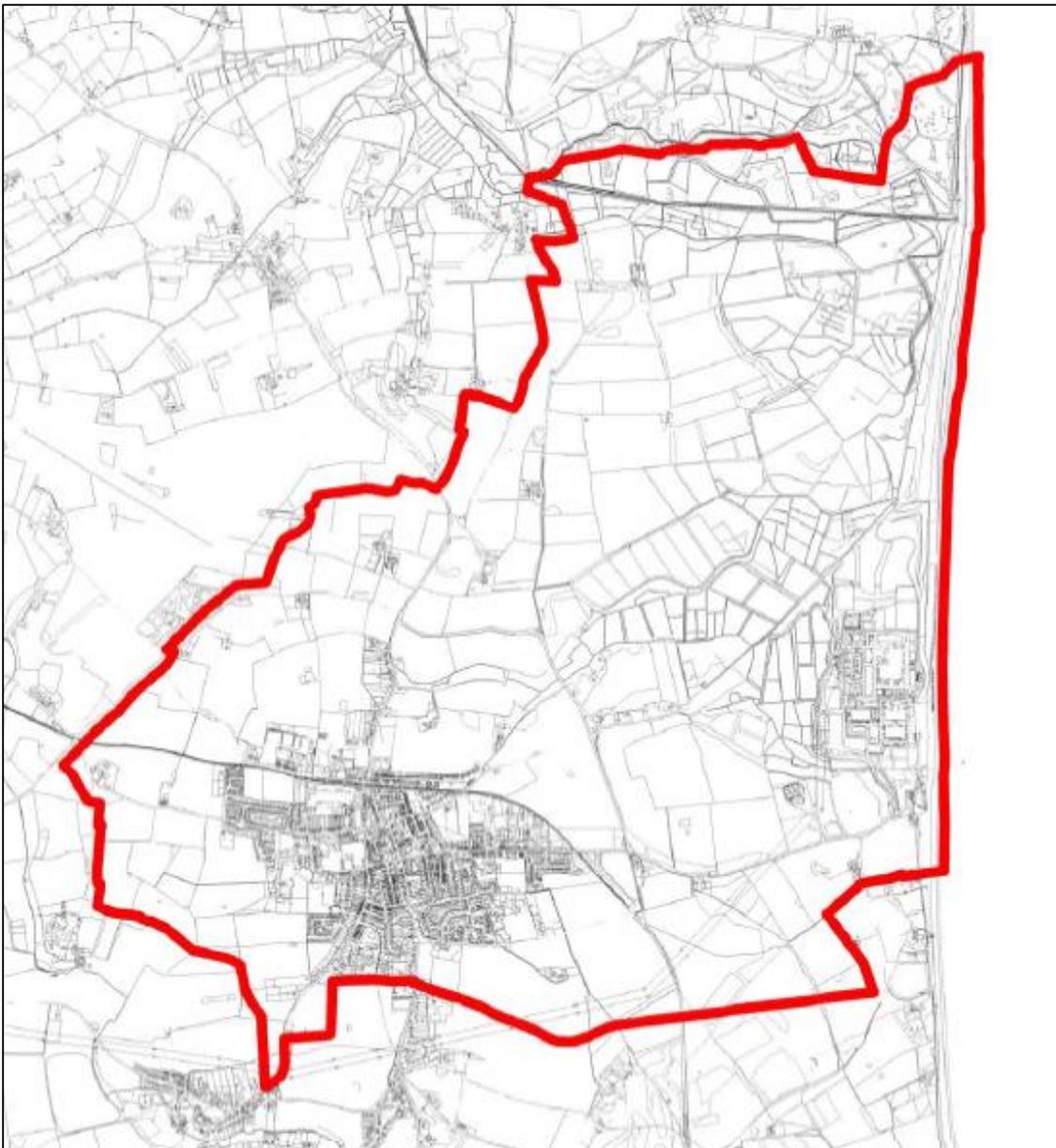
1 INTRODUCTION

- 1.1 This document sets out the baseline information on the parish, the plans and policies influencing the production of the Leiston Neighbourhood Plan, current sustainability issues that are facing the parish and the sustainability objectives that the Neighbourhood Plan should strive to achieve.
- 1.2 The Leiston Sustainability Framework Scoping Report was published by Leiston Town Council in March 2015. It was the subject of consultation with Suffolk Coastal District Council, the Environment Agency, Natural England and Historic England. A summary table of the comments from statutory consultees is contained in Appendix A. The objectives have been amended to take account of the advice and comments received.
- 1.3 In addition, the draft Sustainability Appraisal was the subject of consultation in July/August 2015 alongside the Pre-Submission Neighbourhood Plan (Regulation 14 stage). This document has been further amended in the light of representations received. In particular, comments from site promoters have resulted in a review of the sustainability assessment and clearer presentation of the assessment.
- 1.4 The commitment to the achievement of sustainable development has been set out in legislation introduced at both European and national level. In 2004 the European Directive on Strategic Environmental Assessment (Strategic Environmental Assessment) was implemented in the UK. This sets out the requirement for Strategic Environmental Assessment, which has been incorporated into the Sustainability Appraisal process. Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The Sustainability Appraisal incorporates the Strategic Environmental Assessment process – for ease, this report is referred to as the Sustainability Appraisal from now on in this document, although it incorporates the elements required for Strategic Environmental Assessment.
- 1.5 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term environmental, social and economic issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles form the basis for policy in the UK and are as follows:
 - Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Building a strong, stable and sustainable economy
 - Promoting good governance
 - Using sound science responsibly
- 1.6 One of the means by which sustainable development can be achieved is through the land-use planning process. The Leiston Neighbourhood Plan will need to be in general conformity with the Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies 2013. If approved by a referendum, the Neighbourhood Plan will become a part of the development plan for the parish of Leiston.
- 1.7 The Leiston Neighbourhood Plan can help to achieve sustainable development as it aims to ensure that development meets the needs of people living and working in the parish, while at the same time helping to ensure that adverse environmental impact is minimised.

2 METHODOLOGY

- 2.1 The Leiston Neighbourhood Plan covers the whole of the parish of Leiston (see Figure 1.1). It has been prepared by a Core Team comprising members of Leiston Town Council and volunteers from the community. To inform the Sustainability Appraisal, they collected data about Leiston on a wide range of matters.
- 2.2 The majority of the district-wide data had already been collected for the Sustainability Appraisal for the Suffolk Coastal District Local Plan and had been obtained from the various sources best placed to provide accurate data in their relevant area of expertise. This information has enabled the environmental, social and economic issues facing both the district and Leiston to be established.

Figure 1.1: Leiston Neighbourhood Plan designated area



- 2.3 The Leiston Neighbourhood Plan has been developed through an extensive programme of engagement with the local community. This included developing the following vision for the development of the town and parish up to 2031:

'In 2029, Leiston-cum-Sizewell parish and its villages are well served by Leiston town, a service centre that recognises and embraces its industrial heritage. The evolution of Sizewell nuclear power station has had an influence on Leiston but has not defined it; Leiston is thriving because the community of Leiston has ensured that it thrives. Those coming to work here have also reaped the benefits.

Leiston saw that it had a thriving community spirit but there was nowhere for people to go to be able to nurture this. So the town focused its efforts on strengthening the range of services that it offers to its residents and businesses. This is particularly the case on the High Street, with the redevelopment of the former car park to provide a modern town centre offer that people come to meet, shop and enjoy their leisure time in. This has been complemented by an improvement to the environment of the town centre, making it a place people actively want to come to. As a rural centre, Leiston has had to be car-friendly but has ensured that this has been managed effectively. These actions have collectively led to there now being a buzz about the place.

Leiston understands that it is not a tourist town but has still sought to make the most of the parish's visitor assets, both in terms of its historic legacy (including the Long Shop and Leiston Abbey) and its special countryside, leading down to the sea.

Whilst looking to retain its young people through the provision of smaller, more affordable housing, Leiston has also looked after its older and disabled residents by building housing appropriate for their needs.

All of this has been supported by improved infrastructure, one of the biggest issues that has held Leiston back in the past. Improved community facilities – particularly on the land adjacent to the Victory Road Recreation Ground – have been joined by better cycle and pedestrian routes leading between residential areas and the town. Leiston has become a place that people can move around without the need for a car and a place that people don't have to leave in order to go about their daily lives. This has helped it to become an attractive place for businesses to locate in which has consolidated its employment base.

In short, Leiston works. It recognises the role of a modern market town and has made the most of its assets in order to retain the community spirit that defines the parish for anyone that spends time there.'

- 2.4 The Leiston Sustainability Appraisal has developed its own 9 sustainability objectives, based upon the sustainability objectives in Suffolk Coastal District Council's District Local Plan and the baseline data collected. Local issues and objectives have been identified, and the indicators used to measure these are from local sources at a local scale wherever possible. These will help assess the

sustainability issues facing Leiston Town, to be addressed where possible in the Neighbourhood Plan.

3 POLICY CONTEXT

- 3.1 The Leiston Neighbourhood Plan is being prepared in accordance with national and local planning policies. At the national level, the National Planning Policy Framework (NPPF) establishes the scope and purpose of neighbourhood plans. At the local level, the development plan of Suffolk Coastal comprises the Suffolk Coastal District Local Plan and Suffolk County Council's (SCC) Waste Core Strategy.
- 3.2 Appendix B provides a summary of the programmes, plans and other documents which influence the Leiston Neighbourhood Plan. Key objectives and indicators have been identified from the District Local Plan and these have been incorporated into the sustainability framework and used to inform baseline data and the identification of key issues.
- 3.3 The aims, objectives and indicators from these policy documents have been used to develop the sustainability objectives. It should be noted that the policy context for the Neighbourhood Plan Sustainability Appraisal is not static. Therefore as further relevant plans or programmes are developed, they will be reviewed and taken into account.

4 PARISH CHARACTERISTICS AND ISSUES

Nature conservation

- 4.1 The rural and relatively unspoilt landscape and the presence of a significant amount of ancient woodland provides the area with a rich conservation and biodiversity resource.
- 4.2 Figures 4.1a and 4.1b provide a map of the environmental features of the area.
- 4.3 This shows that the parish has several significant Sites of Special Scientific Interest (SSSI) and areas of priority habitat as well as a large area of County Wildlife Site. It also has an area of ancient woodland.
- 4.4 The eastern half of the neighbourhood plan area is an Area of Outstanding Natural Beauty.
- 4.5 The very northern part of the neighbourhood plan area has multiple designations – SSSI, Special Protection Area, Special Area of Conservation and Ramsar status.
- 4.6 With the exception of some small areas of priority habitat, none of these designations is close to the settlement area of Leiston town.

Figure 4.1a: Key environmental features

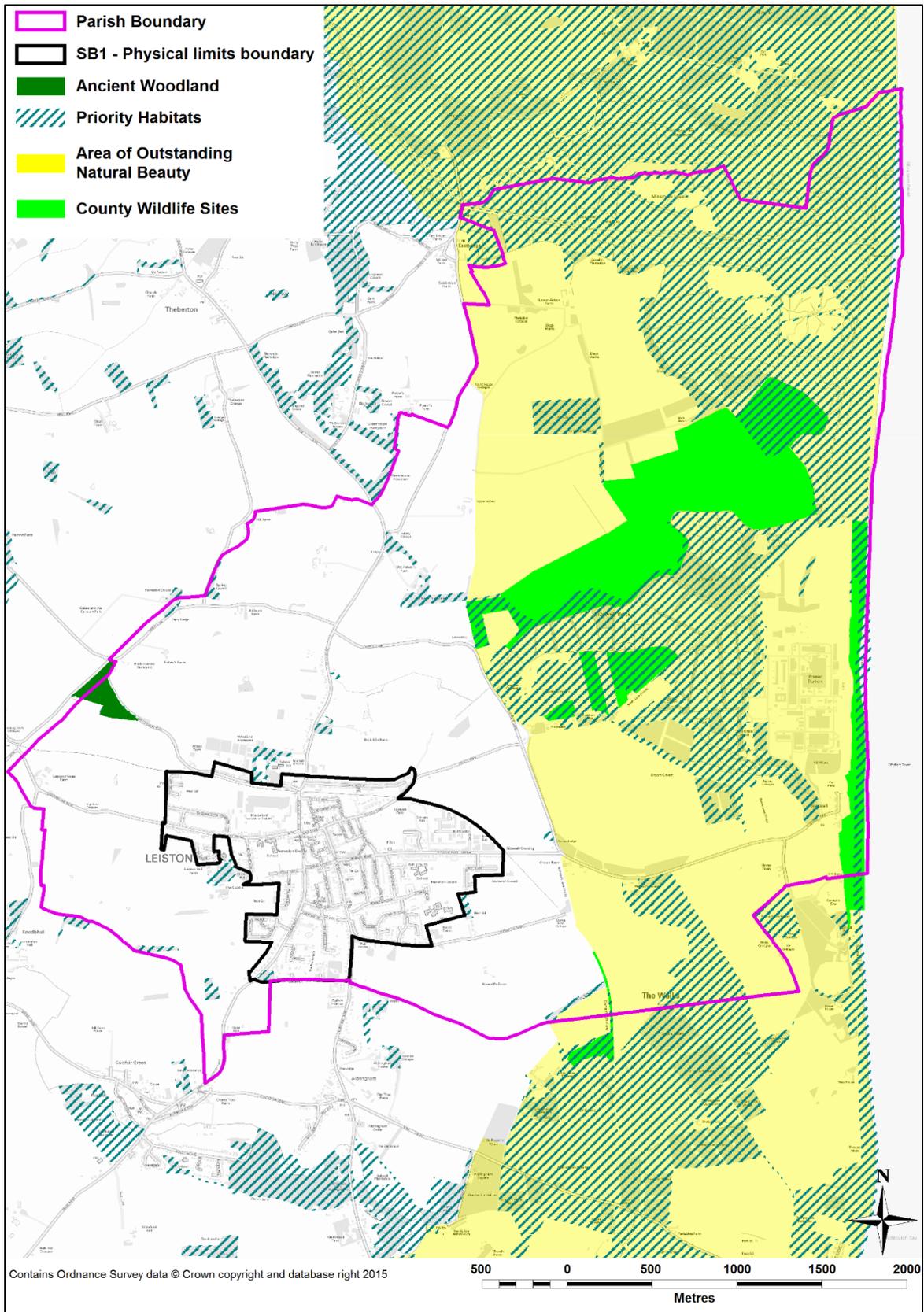
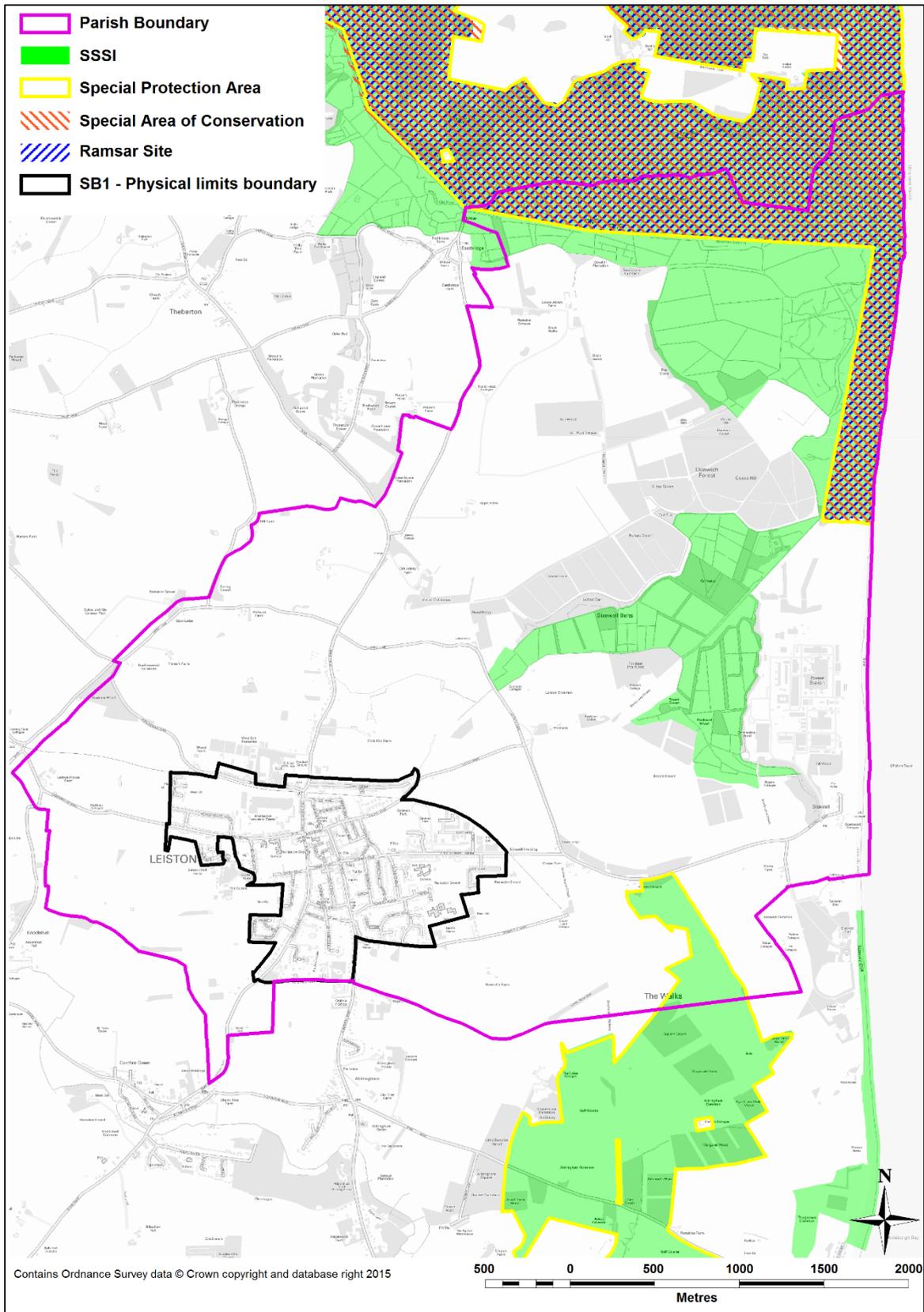


Figure 4.1b: Key environmental features



Species

4.7 The Minsmere Nature Reserve in the northern and eastern parts of the parish is classified as an Important Bird Area, being home to an area which is crucial to the conservation of the world's birds. This is based on the bird numbers and species complements it holds.

4.8 Various parts of the parish particularly the northern and coastal parts, are breeding areas for the following birds:

- grey partridges
- lapwings
- redshanks
- snipe
- yellow wagtails
- stone curlews
- turtle doves
- tree sparrows.

4.9 There are several points in the parish where a European Protected Species licence is held in order to safeguard against the negative impacts associated with development on bats. None of these are close to the built-up area of Leiston town.

4.10 Information from the Suffolk Biological Records Centre shows sitings of the following species since 2006:

Birds	Birds...cont...	Conifers	Insect
Mute Swan	Little Owl	Scots Pine	Black Oil-beetle
Bewick's Swan	Tawny Owl		White-letter Hairstreak
White-fronted Goose	Swift	Amphibians	Silver-studded Blue
Greylag Goose	Kingfisher	Smooth Newt	White Admiral
Canada Goose	Bee-eater	Great Crested Newt	Grayling
Barnacle Goose	Green Woodpecker	Common Toad	Small Heath
Shelduck	Great Spotted Woodpecker	Common Frog	Norfolk Hawker
Gadwall	Reed Warbler		Variable Damselfly
Teal	Cetti's Warbler	Flowering plant	Ghost Moth
Mallard	Grasshopper Warbler	Frogbit	Painted Neb
Shoveler	Willow Warbler	Deptford Pink	Wainscot Neb
Tufted Duck	Woodlark	Grey Hair-grass	Eastern Groundling
Ruddy Duck	Skylark	Bee Orchid	Hollyhock Seed Moth
Great White Egret	Sand Martin	Snowdrop	Bulrush Veneer
Grey Heron	Swallow	Stinking Hellebore	Waste Grass-veneer
Bittern	Meadow Pipit	Narrow-leaved Everlasting-pea	Hook-tipped Grass-veneer
Night-heron	Yellow Wagtail	Marsh-mallow	Giant Water-veneer
Little Egret	Pied Wagtail	Mistletoe	Long-legged Tabby
Spoonbill	Waxwing	Henbane	Twin-spot Honey
Red-legged Partridge	Wren	Rock Samphire	Silver-edged Knot-horn
Pheasant	Dunnock		Hoary Knot-horn

Little Grebe	Robin	Marine mammal	Agate Knot-horn
Great Crested Grebe	Nightingale	Common porpoise	Blood-Vein
Honey-buzzard	Black Redstart		Tawny Wave
Red Kite	Redstart	Mollusc	Mullein Wave
White-tailed Eagle	Stonechat	Narrow-mouthed Whorl Snail	Dark-barred Twin-spot Carpet
Marsh Harrier	Wheatear		Shaded Broad-bar
Hen Harrier	Ring Ouzel	Moss	Dark Spinach
Sparrowhawk	Blackbird	Tall Pottia	Latticed Heath
Buzzard	Fieldfare	Silesian Feather-moss	White-line Dart
Kestrel	Song Thrush		Lunar Yellow Underwing
Merlin	Redwing	Reptile	Autumnal Rustic
Hobby	Mistle Thrush	Slow-worm	Small Square-spot
Peregrine	Pied Flycatcher	Common Lizard	Dot Moth
Water Rail	Whitethroat	Grass Snake	Hedge Rustic
Moorhen	Dartford Warbler	Adder	Feathered Gothic
Coot	Bearded Tit		Flame Wainscot
Crane	Goldcrest	Terrestrial mammal	Centre-barred Sallow
Oystercatcher	Blue Tit	European Otter	Grey Dagger
Ringed Plover	Great Tit	Eurasian Badger	Dusky Brocade
Golden Plover	Coal Tit	West European Hedgehog	Rosy Minor
Lapwing	Marsh Tit	Western Barbastelle	Ear Moth
Avocet	Nuthatch	Serotine	Rosy Rustic
Jack Snipe	Treecreeper	Unidentified Bat	Crescent
Snipe	Red-backed Shrike	Daubenton's Bat	White-mantled Wainscot
Woodcock	Jay	Natterer's Bat	Large Wainscot
Black-tailed Godwit	Magpie	Lesser Noctule	Rustic
Curlew	Jackdaw	Noctule Bat	Mottled Rustic
Green Sandpiper	Rook	Pipistrelle Bat species	Shaded Fan-foot
Mediterranean Gull	Carrion Crow	Pipistrelle	Round-winged Muslin
Common Gull	Starling	Nathusius's Pipistrelle	Garden Tiger
Lesser Black-backed Gull	House Sparrow	Common Pipistrelle	White Ermine
Herring Gull	Common (Mealy) Redpoll	Soprano Pipistrelle	Buff Ermine
Great Black-backed Gull	Linnet	Brown Long-eared Bat	Cinnabar
Black-headed Gull	Siskin	Chinese Muntjac	Florodelphax paryphasma
Little Tern	Brambling	European Water Vole	Megamelodes lequesnei
Common Tern	Greenfinch	Harvest Mouse	
Rock Dove	Goldfinch		
Stock Dove	Common Crossbill		
Woodpigeon	Bullfinch		
Collared Dove	Snow Bunting		
Turtle Dove	Yellowhammer		
Cuckoo	Reed Bunting		
Barn Owl			

Source: Suffolk Biological Records Centre

- 4.11 In total there are nearly 1,450 records over the period since 2006. The majority of these were in Leiston or Sizewell and the Sizewell Belts.

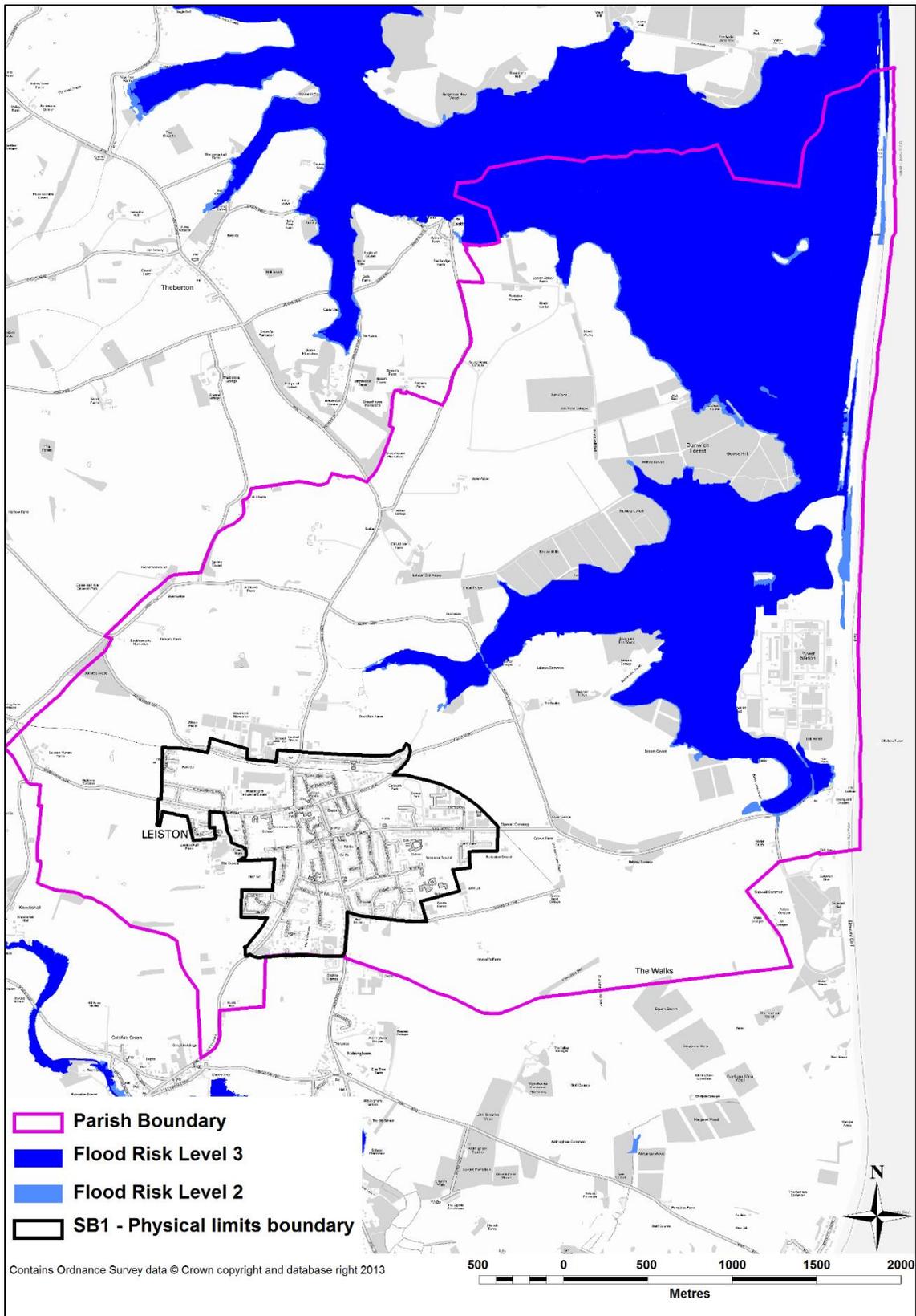
Landscape

- 4.12 Leiston is a rural parish in the very eastern part of Suffolk Coastal district. The eastern part of the parish which is closest to the coast is covered by the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). This is well away from the settlement boundary of Leiston village.
- 4.13 Leiston parish contains the following landscape capacity areas:
- Estate sandlands - covers most of the parish. A landscape of large geometric fields, plantation woodlands and remnant heathland.
 - Coastal levels – in the north eastern part of the parish. Flat coastal grazing land reclaimed from saltmarsh, behind sea and river walls.
 - Ancient estate claylands – in the west of the parish. Gently rolling heavy clay plateaux with ancient woodlands and parklands.
 - Rolling estate claylands – in the north west of the parish. A valley side landscape of clay loams with parklands and fragmented woodland.

Water

- 4.14 Large areas of the north and east of the parish, closest to the North Sea, are classified as Flood Zone 4. However, closest to Leiston town there have been few reporting incidences of flooding and the Environment Agency has confirmed that the large majority of the parish is in Flood Zone 1, which is defined as having a low probability of flooding from rivers or the sea. This is shown in Figure 4.2 below.

Figure 4.2: High flood risk areas



4.15 The Neighbourhood Plan area contains two waterbodies:

- Leiston Beck, waterbody number GB105035046271, of moderate ecological status 2009; and
- Hundred River, GB105035046260 of bad ecological status 2009.

Leiston Beck



Hundred River



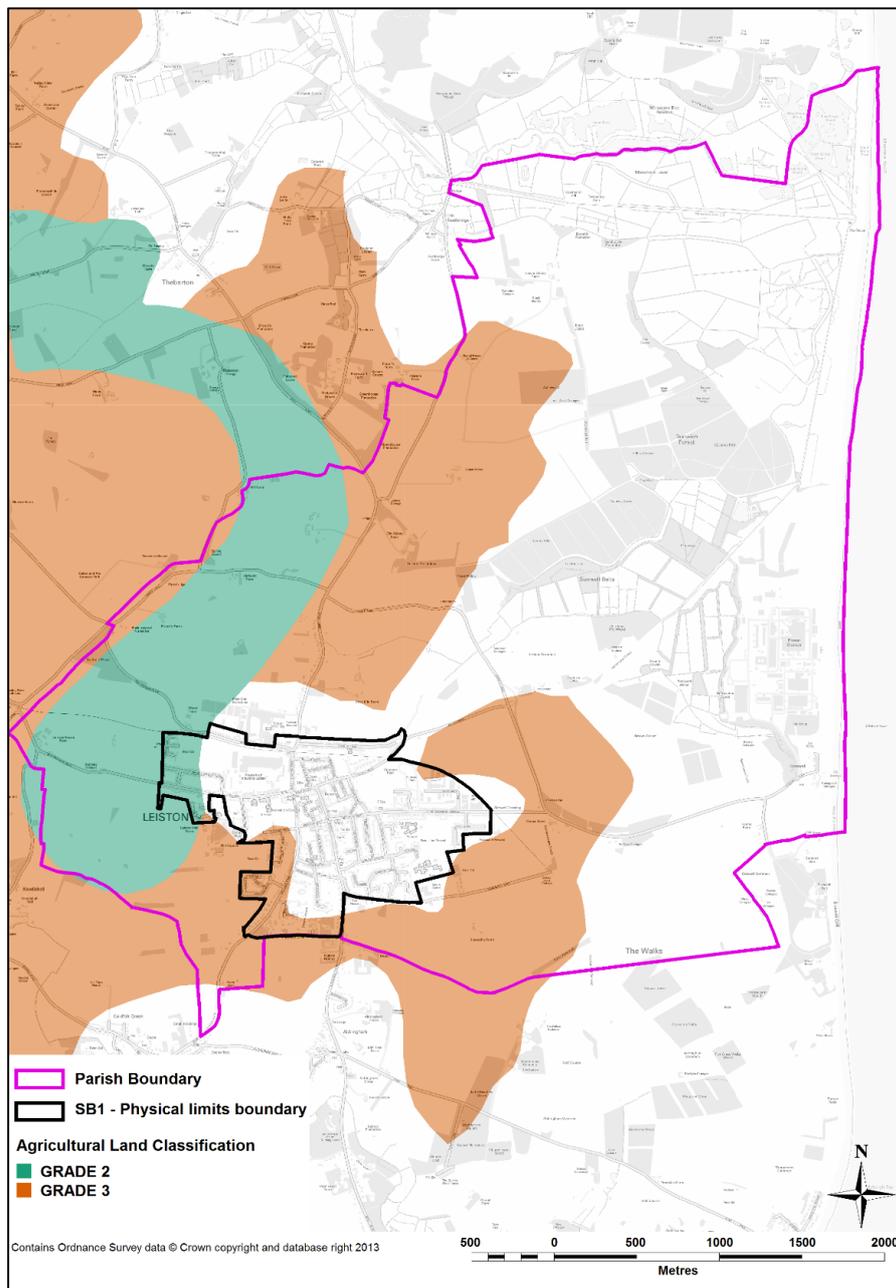
Source: Environment Agency

- 4.16 The water resource availability for these catchments is very limited with no additional water available except at very high flows with stringent conditions to protect the environment and licence holders.
- 4.17 Neither of these waterbodies is close to the built-up area of Leiston.

Soil and Geology

- 4.18 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. The scale ranges from 1 (high quality) to 5 – poorest. Figure 4.3 shows that many parts of the south and west of the parish are classified as either Grade 2 or Grade 3 – both are within the ‘best and most versatile’ agricultural land.

Figure 4.3: Agricultural Land Classification



Heritage

- 4.19 The parish includes 31 listed buildings, of which one is grade I listed (St Mary's Abbey), 28 are grade II and two are grade II*. Of this total, 18 are in or adjacent to the Leiston town built-up area boundary. This is shown in Figures 4.4 and 4.5.
- 4.20 There are two scheduled ancient monuments in the parish:
- Leiston Abbey (first site) with later chapel and pill box
 - Leiston Abbey (second site) and moated site
- 4.21 The Conservation Area in Leiston was originally designated by SCDC in 1979, extended in 1989 and re-designated in 1991.
- 4.22 The Leiston Conservation Area is a small area in the centre of Leiston; it contains the majority of the most concentrated area of buildings of architectural and historic interest in the town. The Conservation Area is centred on Main Street and includes the surviving buildings of the old Garrett's Town Works site on the south side, Old Post Office Square, and some of the workers' cottages to the north, the very top of High Street to the east and the buildings and spaces surrounding the crossroads to the west.
- 4.23 Leiston is very much a nineteenth century manufacturing town, its history and development being linked very closely to one engineering company. In the 230 years since it was first established, Garretts of Leiston has exerted a strong influence over the prosperity and fortunes of the town and surrounding area. Many of the important buildings included in the Conservation Area were built and owned by the company.
- 4.24 The buildings to the south of Main Street are the surviving remnants of the Garrett's Town Works site. In 1982 a number were converted to residential use and the Long Shop is now a museum. Colonial House, part of Garrett's later site, is included in the Conservation Area to the north-west.

Figure 4.4: Listed buildings and Conservation Area in Leiston parish

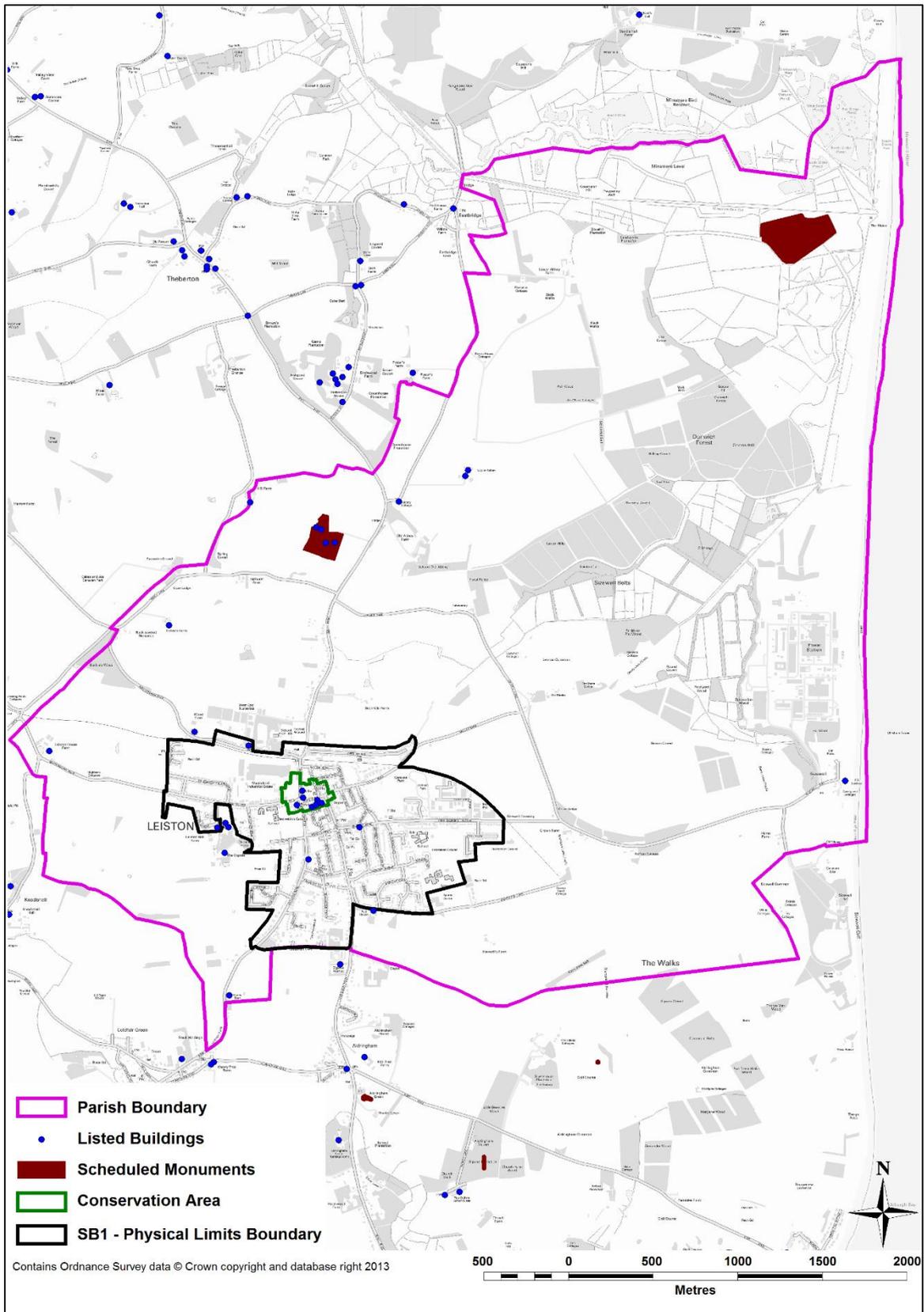
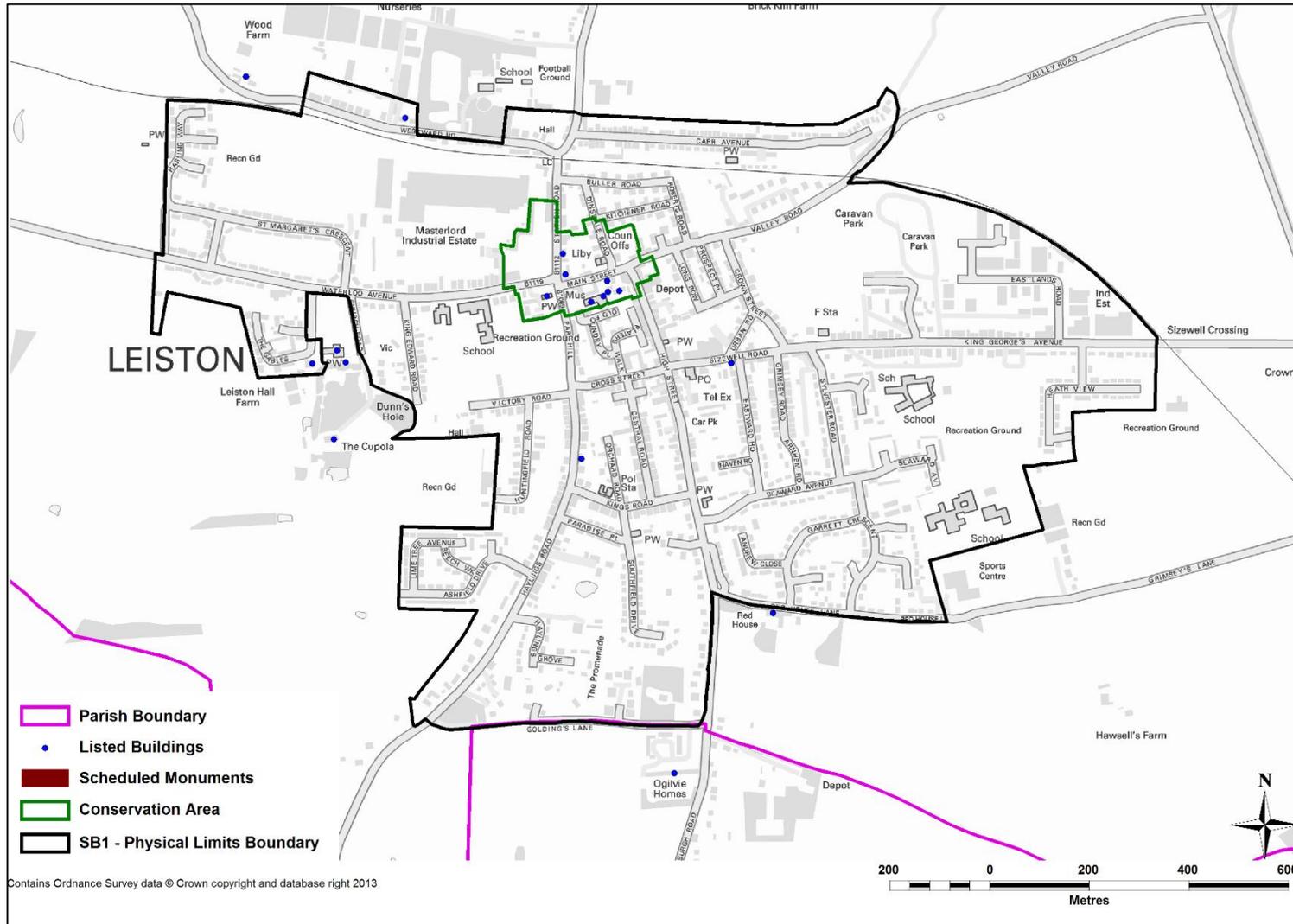


Figure 4.5: Listed buildings and Conservation Area in Leiston town



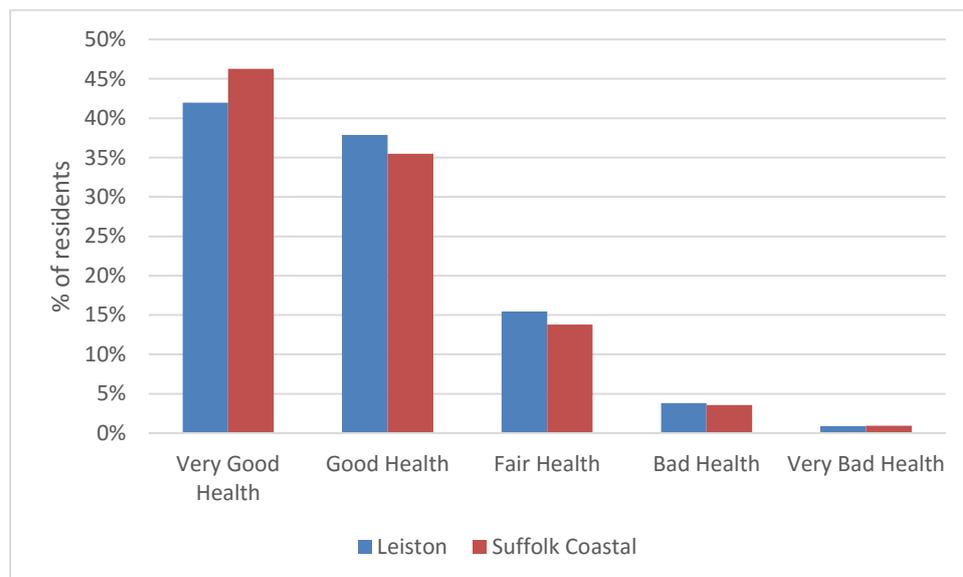
Air and Climate

- 4.25 Generally air pollution is low and most emissions are generated by traffic passing through Leiston town. There are no Air Quality Management Areas within the Neighbourhood Plan area.

Human characteristics

- 4.26 Figure 4.6 shows that the general health of Leiston residents is good. Those with 'very good' health are slightly below the district average but this is offset by the slightly higher proportions of those with 'good' and 'fair' health. Those in bad or very bad health represent 5% of the population.

Figure 4.6: General health, 2011



Source: 2011 Census

Roads and transport

- 4.27 The local roads serving Leiston town are generally small, rural roads that are inappropriate for carrying significant volumes of traffic.

Infrastructure

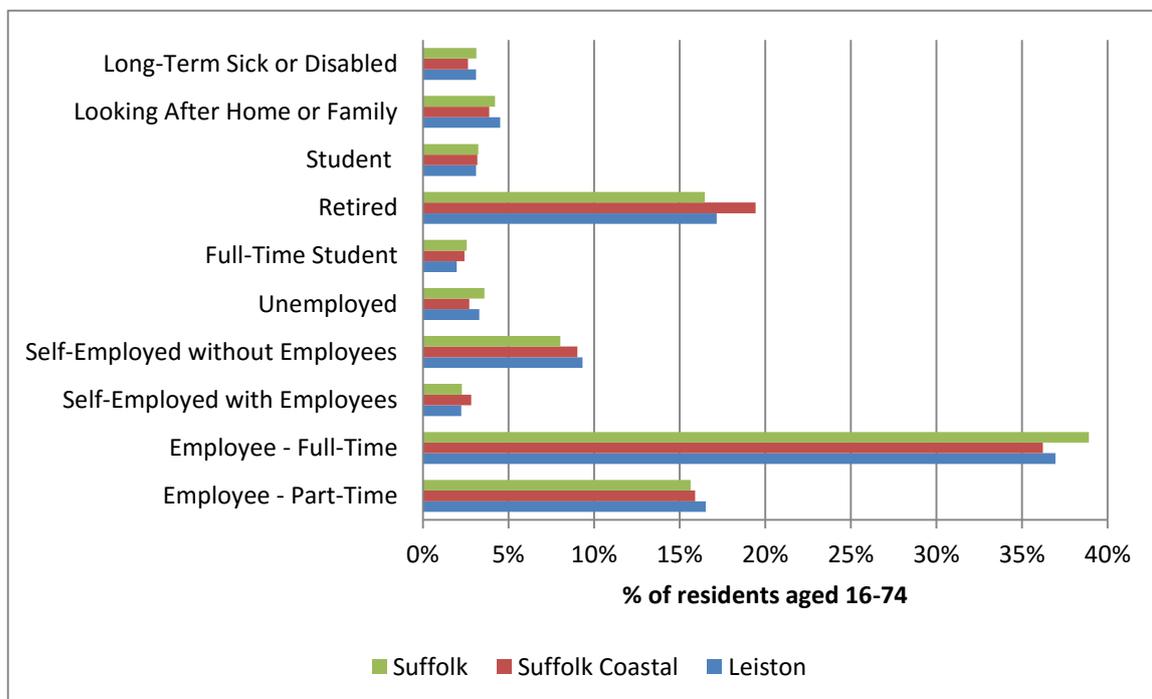
- 4.28 Leiston has the following community infrastructure assets focused in Leiston town:

- A primary school
- A secondary school
- GP facilities
- Various places of worship
- A community centre
- Various recreational spaces used for formal and informal recreation, including play areas
- A number of pubs and restaurants
- A range of convenience and comparison shops

Economic characteristics

- 4.29 The 2011 Census recorded that the population of the Leiston parish was 5,592 persons, living in 2,398 households. Since 2001, the population has grown by 236 persons, or 4.4%. Comparatively, the Suffolk Coastal district population grew by 9.6%. Over the same period, the number of households grew by 117 (5.1%) in Leiston and by 9.2% in Suffolk Coastal district. This number will reflect the number of new houses built over the decade and also possibly the sub-division of existing properties into multiple households.
- 4.30 There has been a broad trend in the increase in population and number of households across the wider district but the rate of increase appears to be lower in Leiston.
- 4.31 Leiston's levels of economic activity are broadly in line with the district and county figures. It does have slightly higher levels of self-employed people without employees, suggesting a significant number of people working for themselves.
- 4.32 This is shown in Figure 4.7.

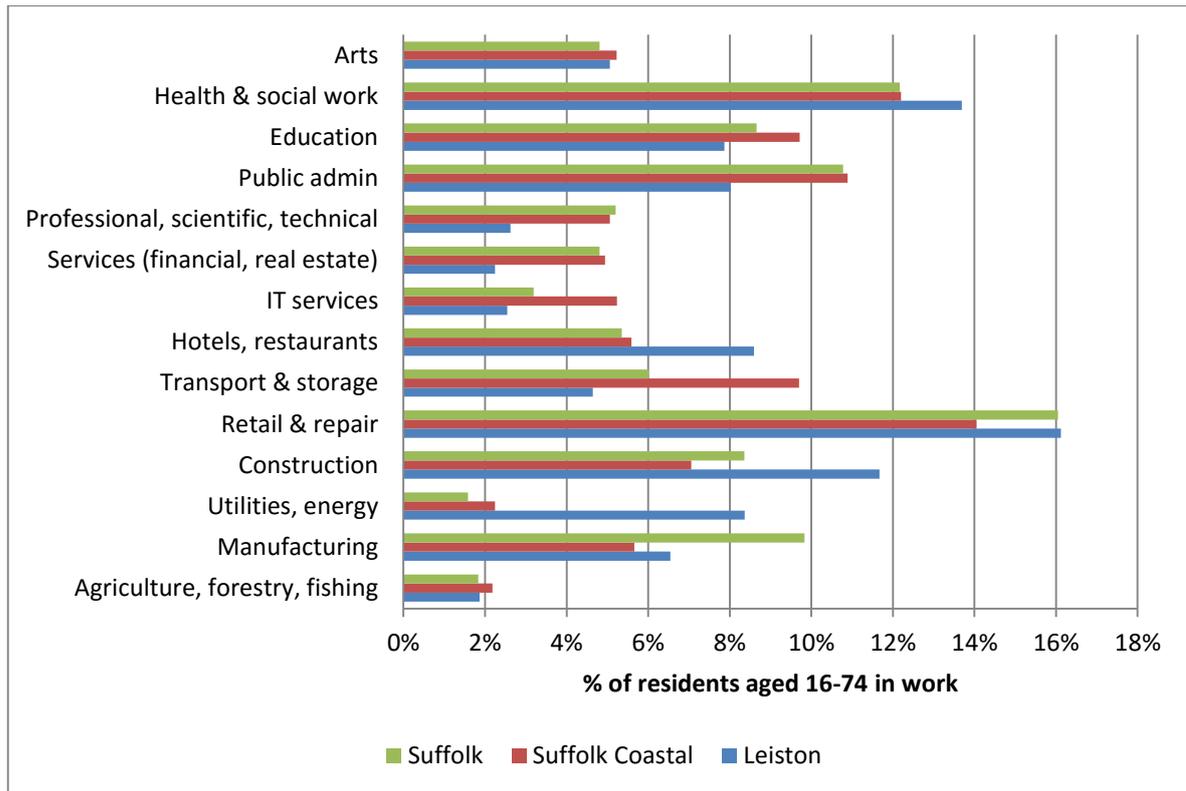
Figure 4.7: Economic activity, 2011



Source: 2011 Census

- 4.33 Leiston is comparatively strongly represented in the utilities and energy sector, due to the presence of Sizewell. The other sectors that it is strongly represented in are hotels and restaurants and health and social work. The former demonstrates that there is a significant tourist element to Leiston, even if it is not a 'tourist town'. Conversely, Leiston is poorly represented in the higher skilled sectors, including professional, scientific and technical industries, and services industries, with a focus on financial, real estate and communications services.
- 4.34 This is shown in Figure 4.8.

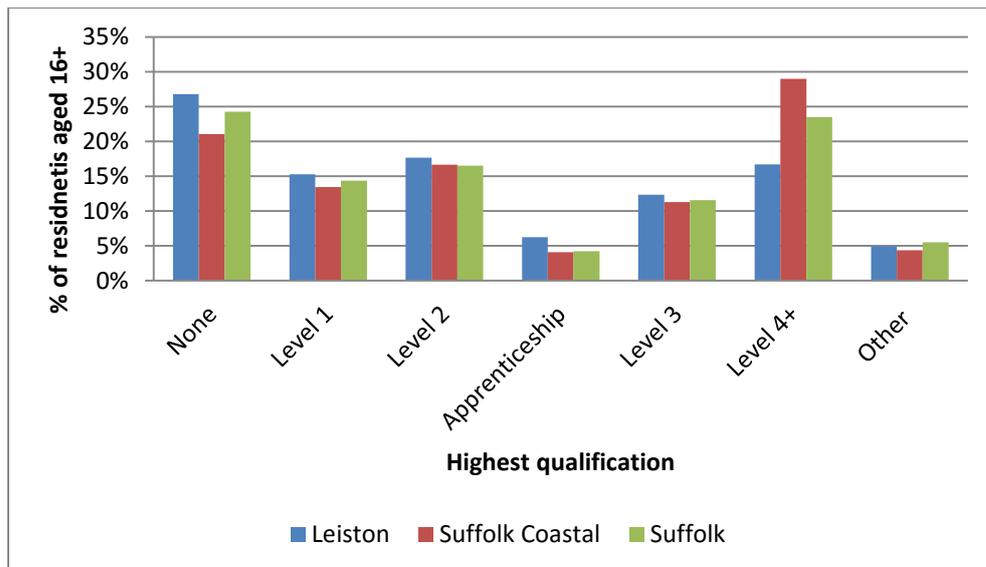
Figure 4.8: Type of industry, 2011



Source: 2011 Census

4.35 Figure 4.9 reinforces this, showing that over 25% of the population have no qualifications. By contrast, the proportion that have been educated to Level 4 or above, i.e. degree level, is low. However, what is noticeable is that the proportion with apprenticeships or educated to Level 3, i.e. to A-level or BTEC, is comparatively high.

Figure 4.9: Qualifications of residents aged 16 and over



Source: 2011 Census

5 KEY SUSTAINABILITY ISSUES

SWOT analysis

- 5.1 Table 5.1 has been informed by the issues identified in the Neighbourhood Plan public workshops and consultation, and the baseline information collected in Section 4.

Table 5.1: SWOT analysis of issues facing Leiston parish

<p>Strengths</p> <p>Low crime rate, outstanding landscape setting, designated land (e.g. AONB,), conservation area, strong community spirit, good range of community activities, choice of pubs, shops, friendly church.</p>	<p>Weaknesses</p> <p>Traffic speed, volume and weight and widespread parking issues, pedestrian vulnerability, infrequent public transport, limited capacity of health facilities e.g. doctors' surgery, limited activities for older children, lack of utilities capacity.</p>
<p>Opportunities</p> <p>Improve pedestrian safety, implement traffic management, better balanced age distribution, improve contact and service to elderly, improve community infrastructure, improve high street 'offer', encourage local businesses, expand community activities</p>	<p>Threats</p> <p>Climate change, loss of biodiversity, drought or water interruption/contamination, localised flooding, loss of services such as buses, inappropriate development leading to loss of rural character, shops, loss of agricultural land and local food self-sufficiency, loss of local distinctiveness through cumulative loss of local vernacular, lack of utilities capacity.</p>

Key issues

- 5.2 There are a number of sustainability issues and challenges facing the parish. While Leiston parish offers a high quality environment to residents and local businesses, the Neighbourhood Plan will need to manage and seek to resolve a series of issues over its lifetime if the parish is to continue to be successful while respecting its outstanding landscape setting.
- 5.3 In the absence of a Neighbourhood Plan (and as a consequence a lack of vision and strategy for Leiston), there will be fewer opportunities to address the issues and challenges facing the parish, as well as contributing to a reduction in the potential benefit to the community.

Table 5.2: Challenges and impacts of not having a neighbourhood plan

Challenges facing Leiston Parish	Effect of not having a neighbourhood plan
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety at the town centre junctions	Residents lives will be further blighted and safety will be worsened by traffic movements
Scale of housing growth	District Plan policies are strategic in nature but do require growth of market towns, therefore Leiston could be exposed to speculative applications for major housing
Lack of affordable housing for parish residents	No suitable sites for housing for local people would be delivered
Supporting an ageing population	Potential issues of care/support/transport and a lack of local homes suitable for the needs of older people
Inadequate and potentially reducing public transport options	Increased dependence on the private car and increasing isolation for those unable to afford a car
Support and flexibility for local businesses	The needs of businesses to grow and change may be restricted by current policies
Infrastructure improvements such as roads, crossings, parking, community facilities	Funding for infrastructure requirements may not arise
Pressures for development in countryside	District Plan policies are strategic in nature but do require growth of market towns which could therefore be ad-hoc and unplanned
Loss of agricultural land to development	Could result in unnecessary loss of agricultural land due to unplanned development coming forward through speculative applications
Poor access to services and facilities	Increased dependence on the private car to access services and inability to do so for those unable to afford a car.
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	Could result in unnecessary impacts on biodiversity due to unplanned development coming forward through speculative applications
Need to protect and enhance the historic buildings and environment of the parish	Could result in unnecessary impacts on heritage assets due to unplanned development coming forward through speculative applications

6 OBJECTIVES OF THE SUSTAINABILITY APPRAISAL

- 6.1 The issues for the Neighbourhood Plan and the objectives for the Sustainability Appraisal, have been informed by the policy documents identified in section 2, in particular:
- the 2013 Suffolk Coastal District Local Plan
 - the results of the residents and business surveys and engagement events conducted throughout 2013 and 2014
 - the Town Appraisal undertaken in 2012
 - the baseline information collected in section 4 and the sustainability challenges for Leiston parish identified in section 5.
- 6.2 The Objectives, and the Indicators used to measure them, are collectively known as the Sustainability Framework.
- 6.3 The Sustainability Appraisal measures the sustainability of the Neighbourhood Plan through the identification of objectives and indicators. This has been used to predict the sustainability effects of the strategy for the Neighbourhood Plan, and the policies to deliver the strategy. The next section of this report considers each emerging policy and a number of alternative options in order to determine the most sustainable option for each policy area. It also includes information about likely future changes that will occur even without a new Neighbourhood Plan. These alternative options are assessed against the Sustainability Framework in order to determine which option is the most sustainable. This will be used to inform the drafting of the Neighbourhood Plan in order to make sure it is the most sustainable plan possible, given all realistic alternatives.
- 6.4 The Sustainability Appraisal assesses each of the proposed Neighbourhood Plan policies against the 9 Sustainability Objectives, which are in effect a measure of sustainability. Each policy is tested by making an assessment of the likely impact on a number of measurable 'indicators'. This will help to judge the performance of the policy against each of the sustainability objectives. It is proposed that the performance of the policies in the Neighbourhood Plan will be measured against the objectives in terms of positive, neutral or negative impact.

7 SUSTAINABILITY OBJECTIVES

7.1 In order to undertake the Sustainability Appraisal process for the Neighbourhood Plan, a total of 9 sustainability objectives have been identified to enable an assessment to be made of the emerging options and allow for recommendations and mitigation measures to be proposed.

7.2 The sustainability objectives have emerged through the following considerations:

- Through the review of documents listed in Appendix B
- As identified in the Baseline section
- To help address sustainability issues known locally
- To help address the 'weaknesses' outlined in the SWOT analysis

7.3 The sustainability objectives and indicators are as shown in Table 7.1:

Table 7.1: Sustainability objectives and criteria for the Leiston Neighbourhood Plan

Sustainability theme	Objectives	Indicators
1/Env	To preserve and enhance the natural beauty of Leiston in terms of its geology, landform, soils, biodiversity, water systems and climate	<ul style="list-style-type: none"> - Area of SSSIs/SPAs/SACs/Ramsar sites within the parish. - Area of County Wildlife Sites within the parish - Area of ancient woodland in parish - Area of priority habitats within the parish (data from Suffolk Biological Records Office) - Area/grade of agricultural land classification (ALC) land lost. - Number of developments in 'highly vulnerable' or 'more vulnerable' flood risk areas. - Loss of any of these features through grant of planning consent
2/Env	To protect the landscape setting of Leiston town through use of land with a low landscape impact and by focusing development on previously developed land	<ul style="list-style-type: none"> - Development within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. - Loss of views of value. - Loss of tranquillity. - Number of planning applications granted in areas with low landscape capacity. - Development on previously developed land.
3/Soc	To ensure that housing addresses the needs of the existing community of Leiston before addressing wider needs	<ul style="list-style-type: none"> - Mix of housing built by dwelling size. - Number of people with a local connection on the Housing Register that are newly housed. - Number of affordable homes completed.
4/Econ	To maximise the potential of existing employment and support the needs of local employers.	<ul style="list-style-type: none"> - Number of existing businesses retained. - Number of new businesses in the parish.

Sustainability theme	Objectives	Indicators
		<ul style="list-style-type: none"> - Number of local start-ups. - Data on employment levels. - Number of businesses and dwellings (for home workers) with access to superfast broadband.
5/Env	To protect the identity and local distinctiveness of Leiston as a rural settlement and to enhance the town streetscape.	<ul style="list-style-type: none"> - Number of listed buildings in built-up area. - Number of applications for listed building consent. - Number of developments within or adjacent to a Conservation Area. - Number of trees with TPOs.
6/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> - Census figures on long term illness and general health. - Number/area of green spaces within walking distance of homes. - Amount of Open Access land. - Usage of formal green spaces within the parish. - Number of formal recreation facilities within walking distance of homes. - Number of homes experiencing unacceptable levels of noise.
7/Soc	To ensure the provision of a range of community facilities that provide for the needs of the community	<ul style="list-style-type: none"> - Number of community facilities within the parish.
8/Soc	To improve safe movement around the parish and to key service centres outside the parish by a range of modes	<ul style="list-style-type: none"> - Levels of traffic at key junctions in the town centre. - Number and distance of new footpaths/cyclepaths. - Speed data from police. - Accident data from police. - Number of safe crossing points serving the town centre.
9/Soc	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools	<ul style="list-style-type: none"> - Distance the population of the parish live from key services. - Availability of regular public transport. - Number of shops in the town centre. - Speed of broadband services.

8 ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES

- 8.1 As the Neighbourhood Plan has developed, the strategy and policies have been tested against these sustainability objectives, to identify appropriate policies for inclusion in the Plan.
- 8.2 Realistic policy options have been appraised against the Sustainability Objectives in order to ensure that the policies chosen for the Neighbourhood Plan are sustainable.
- 8.3 The following symbols have been used to record the impact of each option against each objective:

++	Significant positive impact on sustainability objective
+	Positive impact on sustainability objective
+?	Possible positive impact or slight positive impact on sustainability objective
0	No impact or neutral impact on sustainability objective
-?	Possible negative impact or slight negative impact on sustainability objective
-	Negative impact on sustainability objective
--	Significant negative impact on sustainability objective

- 8.4 In the tables below, 'SCDLP' means the 'Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies 2013'.

Assessment of Neighbourhood Plan policy options									
Policy PL1 – Physical Limits Boundary									
Policy Options:									
Option A: To have an NP policy that identifies the area where most forms of development are most sustainably located									
Option B: To have no NP policy, covered by SCDLP Policies SP24, DM3, DM13-18, DM30-33									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	+	-?	++	+?	0	+	++	+	+
B	+	-?	+?	+?	0	-?	-?	0	-?
Preferred Policy Option:			A						
Summary and conclusion: Given the lack of available sites within the existing Physical Limits Boundary, Option A expands the boundary and therefore provides more opportunity for development. Option A scores more positively against objectives 3, 6, 7, 8 and 9 largely because of the opportunities that the new development strategy would create to address these objectives in a positive manner.									

Assessment of Neighbourhood Plan policy options									
Policy H1 – Housing strategy									
Policy Options: Option A: To have an NP policy that identifies the sites on which the bulk of housing growth will be located Option B: To have no NP policy, covered by SCDLP Policy SP2									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	-	-?	++	+	0	+	+	+	+
B	-	-?	+	+	0	+	+	0	+
Preferred Policy Option:			A						
Summary and conclusion: Given the lack of available sites within the existing Physical Limits Boundary, Option A expands the boundary through the identification of sites that provide the opportunity to address housing needs. Option A scores more positively against objectives 3, 4, 6, 7, 8 and 9 largely because of the opportunities that the new development strategy would create to address these objectives in a positive manner.									

Assessment of Neighbourhood Plan policy options									
Policy H2 – Housing mix									
Policy Options: Option A: To have an NP policy which seeks to ensure that development provides a greater proportion of the dwellings that are needed in Leiston Option B: To have no NP policy, covered by SCDLP Policy SP3									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	++	0	0	0	+	0	0
B	0	0	+	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy ensures that the needs of Leiston are specifically delivered.									

Assessment of Neighbourhood Plan policy options									
Policy H3 – Residential density and design									
Policy Options: Option A: To have an NP policy which identifies the key considerations in designing quality development in a unique historical industrial town Option B: To have no NP policy, covered by SCDLP Policies SP2, SP15, SP24, DM22									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	+	+	+	0	+	+	0	+	+
B	+	+	+	0	+	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy emphasises that good design is key in achieving social, environmental and economic aims, particularly access to open space.									

Assessment of Neighbourhood Plan policy options									
Policy H4 – Low carbon residential development									
Policy Options: Option A: To have an NP policy which encourages the highest possible energy efficiency standards to be achieved Option B: To have no NP policy, covered by SCDLP Policies SP1, DM21, DM24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	+	0	0	+	0	0	0
B	0	0	+	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy emphasises that energy efficiency is key in achieving social and environmental aims.									

Assessment of Neighbourhood Plan policy options									
Policy H5 – Dwellings appropriate for the needs of older people									
Policy Options: Option A: To have an NP policy which encourages the provision of housing that can meet the needs of older people as well as be suitable for other types of occupiers Option B: To have no NP policy, covered by SCDLP Policy SP3									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	+	0	0	+	0	0	0
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy emphasises the importance of providing for the ageing population, a key social aim.									

Assessment of Neighbourhood Plan policy options
'SA' Policies –Site Allocations
Policy Options:
To allocate any one or a combination of Site Options (A) to (N) to address the housing needs of Leiston and to contribute towards the wider housing needs of Suffolk Coastal district as one of the five market towns.

8.5 Sustainability Themes 6/Soc and 7/Soc have been appraised together. This is because scoring each theme individually would have resulted in the same score for each pair, therefore the approach taken avoids repetition.

Sustainability theme	(A) Highbury Cottages	(B) Land r/o St Margarets Crescent	(C) Land at Abbey Road	(D) Land at Red House Lane	(E) South East Leiston	(F) Land north of caravan park	(G) Land north of Grimseys Lane	Summary of appraisal
1/Env – Countryside/Biodiversity	-	0	-?	-?	-?	0	-	The only sites that have any issues relating to environmental sensitivity are Sites (C) and (G) . The northern part of Site (C) is a BPA priority habitat and Site (G) is close to the Leiston-Aldeburgh SSSI and Sandlings SPA. Site (A) is Grade 2 'best and most versatile' agricultural land, with Sites (D) , (E) and (G) being Grade 3, although it is not known whether they are 3a or 3b. All sites are in Flood Zone 1.
2/Env - Landscape	-?	0	-	-?	-?	--	--	Site (B) is the only site that would not have some form of impact on the countryside, being surrounded by existing buildings. Sites (A) , (D) and (E) do extend into open countryside but are considered to have limited impact in terms of their visibility – in the case of Site (A) , this is from the west and Sites (D) and (E) from the east or south. Site (C) is in open countryside and would be partially visible from the east or south. Sites (F) and (G) sit more prominently in the open countryside, with Site (F) highly visible from the north, east and west and Site (G) highly visible from the east and south.
3/Soc – Housing	++	++	+	+	++	++	++	All sites will have a positive impact in terms of their ability to provide housing that addresses the full range of needs of Leiston. All sites are large enough to provide on-site affordable housing. Being the largest sites, (A) , (B) , (E) , (F) and (G) are considered to have a slightly more positive impact than sites (C) and (D) .
4/Econ – Commercial	0	0	+	0	0	0	0	Only Site (C) is expected to provide commercial activity on site, with the potential to create between 50 and 100 jobs. No other sites are proposed to provide commercial space. Whilst this is currently a general employment area with the potential to provide a greater quantum of employment development, the long term lack of demand for space in this location means that such development is unlikely.
5/Env – Heritage	0	0	0	0	0	0	0	None of the sites impact on the Conservation area, any listed buildings or scheduled ancient monuments. None of the sites would require a significant number of mature trees to be removed.
6/Soc - Health 7/Soc - Community	+	+	+?	+	+	0	0	Sites (A) , (B) , (D) and (E) all have the opportunity to provide green open space on site. In the case of Site (A) , this could be used to provide an extension to the existing cemetery to address burial needs. Site (B) provides the opportunity to provide more usable green open space than at present. This could also accommodate community infrastructure associated with the green space, e.g. play equipment, outdoor gym, etc. This could serve the existing surrounding community as well as the new residents. Green open space on Sites (D) and (E) also would be able to serve the wider needs of the community as well as the new residents. Site (C) could provide basic amenity space. The location of the site would mean that any on-site community infrastructure would serve few people other than the new residents. However, the site could provide access to the proposed Aldhurst Farm habitats mitigation area. The site is also opposite the football ground, so would provide easy access to this community facility. Green open space can also be provided on Sites (F) and (G) . However, the location of these site would mean that any on-site community infrastructure would serve few people other than the new residents.

Leiston Neighbourhood Plan
Sustainability Appraisal (incorporating SEA)

Sustainability theme	(A) Highbury Cottages	(B) Land r/o St Margarets Crescent	(C) Land at Abbey Road	(D) Land at Red House Lane	(E) South East Leiston	(F) Land north of caravan park	(G) Land north of Grimseys Lane	Summary of appraisal
8/Soc - Transport & Movement	+	+	0	++	++	-	-	<p>There is a permissive footpath that runs along the southern edge of Sites (A) and (B). This could be upgraded to a public footpath, so could provide access to Waterloo Avenue from the western end of the site and also improved pedestrian access out into the countryside. In respect of Sites (A) and (B), the walk to the town centre would not involve crossing of busy junctions without crossing facilities. A pedestrian crossing of Waterloo Avenue could be provided that would assist with access to the Recreation Ground - this would improve access for a significant number of other residents in the area. However, there is no potential to provide improved cycle linkages along Waterloo Avenue as the road is too narrow. The provision of a pedestrian crossing along Waterloo Avenue could act as a form of traffic calming measure, although the provision of this crossing would not be directly related to the provision of the site. Neither site is on an existing cycle route and there is no potential to provide improved cycle linkages along Waterloo Avenue as the road is too narrow.</p> <p>Site (C) has footpaths running through it that would need to be diverted. There would be a crossing of Abbey Road provided in order to access the pavement on the west side. However, the location of the site on the edge of the settlement would mean that few other people would use this. The proposed crossing would act as a form of traffic calming measure. The site is not on an existing cycle route and, due to the width of Abbey Road/Station Road, does not create the opportunity to provide a new cyclepath.</p> <p>Sites (D) and (E) could contribute towards the improvement of the footpath that provides access to the schools. They are located close to the schools and could contribute towards the improvement of footpath access to these schools. They could also contribute towards proposals to deliver a new cyclepath along Aldeburgh Road up to Seaward Avenue. Access to Site (E) would be dependent on the delivery of either the Aldeburgh Road site (which has planning permission) and/or the Land at Red House Lane.</p> <p>Site (F) is close to the football ground, so would provide easy access to this community facility. Safe pedestrian access to the town centre and other community facilities such as the Recreation Ground is currently available. However, there is no potential to improve access for cyclists through the provision of cycle paths on these routes and Abbey Road is too narrow. Access would be extremely difficult to achieve as it does not appear possible to widen the existing access.</p> <p>Site (G) is adjacent to a popular walk so would impact on the character of that walk. Safe pedestrian access could be provided along Red House Lane or via an alternative access to King George's Avenue (if vehicular access was provided via this route). However, there would be no potential to improve access to the main community facilities, either on foot or by bicycle. Access would be an issue because the existing access to the east of Red House Lane is a narrow dirt track/bridleway that would not be appropriate to widen. Access would therefore have to be from the north, through the Sizewell Sports and Social Club. It is not known whether the owners would be amenable to this.</p>
9/Soc – Services	+	+	+	+	+	+	0	<p>Sites (A) to (F) are within easy walking distance of the town centre and would not involve crossing of busy junctions without crossing facilities. Site (G) is outside of reasonable walking distance from the town centre. With Sites (A) and (B), a pedestrian</p>

Sustainability theme	(A) Highbury Cottages	(B) Land r/o St Margarets Crescent	(C) Land at Abbey Road	(D) Land at Red House Lane	(E) South East Leiston	(F) Land north of caravan park	(G) Land north of Grimseys Lane	Summary of appraisal
								crossing of Waterloo Avenue could be provided that would assist with access to the Recreation Ground - this would improve access for a significant number of other residents in the area.

Preferred Policy Option: Allocate Site Options (A), (B), (C) and (D)

Summary and conclusion:

All site options are seeking to provide housing. Therefore it is unsurprising that all options are generally expected to have positive impacts on the social objective related to housing. The delivery of housing has secondary impacts on other community infrastructure, access to services and the health of the population, based on access to areas providing leisure space and so most of the sites also score positively in this respect. Only the sites furthest away from Leiston town only have a neutral score. Also in transport and movement terms, these same more distant sites have a detrimental impact. All the remaining sites, with the exception of Site (C), score positively, reflecting their proximity and ease of access to the town centre on foot and by bicycle.

Overall the options have generally negative impacts on environmental objectives. This is no surprise because there is an inherent conflict between the social objective of providing more housing and the objective of protecting a sensitive environment. This is particularly the case for sites furthest from Leiston town because of their impacts on the landscape. Other sites are also likely to have an impact on the landscape and Site (A) is best and most versatile agricultural land.

On economic objectives, all sites have a neutral impact on economic criteria with the exception of site (C) which would provide new employment space.

Overall, sites (A), (B), (C) and (D) are the most sustainable sites over all objectives. In the case of sites (A), (B) and (D) this is because of their positive social impacts (in particular the opportunity to extend the cemetery as part of the development of Site (A)) coupled with their relatively limited environmental impacts. For site (C) it is because of its positive social and economic impacts. This is a fine judgement when compared to Site (E) in particular. However, the location of Site (E) in relation to Site (D) and the housing development underway on land immediately to the west, coupled with the overall housing requirement that the Neighbourhood Plan is seeking to deliver, means that site (E) is not required to deliver housing over the plan period and does not represent a demonstrably more sustainable option than Sites (A)-(D).

The option of not allocating any sites for development was considered but this would not be beneficial to the local needs of the area or contribute to the Mid Sussex housing requirement.

8.6 Maps showing the location of the sites are included in Appendix C.

Assessment of Neighbourhood Plan policy options									
Policy IN1 – Provision of beach huts for local community use									
Policy Options: Option A: To have an NP policy which seeks to secure leisure uses for local people to enjoy Option B: To have no NP policy, covered by SCDLP Policies SP16, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	+	+	0	0
B	0	0	0	0	0	0	+	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly access to community facilities.									

Assessment of Neighbourhood Plan policy options									
Policy IN2 – Provision of a new community centre and facilities, Victory Road									
Policy Options: Option A: To have an NP policy which provides additional community facilities and sheltered housing Option B: To have no NP policy, covered by SCDLP Policies SP3, SP16, SP18, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	+	0	0	+	+	0	0
B	0	0	0	0	0	0	+	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly access to community facilities and housing to address specific needs.									

Assessment of Neighbourhood Plan policy options									
Policy IN3 – Provision of community facilities at the Recreation Ground Victory Road									
Policy Options: Option A: To have an NP policy which seeks to secure leisure uses for local people to enjoy Option B: To have no NP policy, covered by SCDLP Policies SP16, SP18, DM32									
Policy Options	1/Env – Countryside/Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	+?	+	0	0
B	0	0	0	0	0	0	+?	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly access to community facilities.									

Assessment of Neighbourhood Plan policy options									
Policy LG1 – Protection and maintenance of Local Green Spaces									
Policy Options: Option A: To have an NP policy that protects the green spaces that are demonstrably special to the local community Option B: To have no NP policy, covered by SCDLP Policies SP15, SP16, SP17, SP24, DM32									
Policy Options	1/Env – Countryside/Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	+?	0	0	0	+	++	0	0
B	0	+?	0	0	0	0	+	0	0
Preferred Policy Option:			A						
Summary and conclusion: The NP proposes three sites for local green space designation. All comply with the criteria in the NPPF and offer significant environmental and community benefits. Not identifying vulnerable and cherished local green spaces risks losing them to unsuitable development in the future. SCDLP Policy DM32 permits the development of such sites as long as they can be re-provided elsewhere but the location of the three sites is key to their role as recreation areas in Leiston.									

Assessment of Neighbourhood Plan policy options									
Policy LG2 – Verges and greens									
Policy Options: Option A: To have an NP policy which seeks to preserve the green areas that make up the townscape of Leiston Option B: To have no NP policy, covered by SCDLP Policies SP15, SP17, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	+	+	0	0	0
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social and environmental aims, particularly in respect of townscape and general positive impacts on health.									

Assessment of Neighbourhood Plan policy options									
Policy HE1 – Protection of heritage assets									
Policy Options: Option A: To have an NP policy which seeks to preserve and enhance the setting of heritage assets in Leiston Option B: To have no NP policy, covered by SCDLP Policies SP15, DM21									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	++	0	0	0	0
B	0	0	0	0	+	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address environmental aims, particularly in respect of heritage.									

Assessment of Neighbourhood Plan policy options									
Policy TM1 – Dedicated access for cyclists and pedestrians									
Policy Options: Option A: To have an NP policy which seeks to identify specific schemes that will make it easier and more pleasant to walk and cycle around Leiston Option B: To have no NP policy, covered by SCDLP Policy SP11									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	+	0	+	+
B	0	0	0	0	0	+	0	+	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of improved movement and accessibility and general positive impacts on health.									

Assessment of Neighbourhood Plan policy options									
Policy TM2 – Highway capacity at key junctions									
Policy Options: Option A: To have an NP policy which ensures that key junctions in Leiston are not subject to severe cumulative impacts as a result of development Option B: To have no NP policy									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	+	0	+	0
B	0	0	0	0	0	0	0	-	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of ensuring improved movement and accessibility and general positive impacts on safety (health).									

Assessment of Neighbourhood Plan policy options									
Policy TM3 – Residential parking standards									
Policy Options:									
Option A: To have an NP policy which ensures that on-street parking is minimised and does not have a detrimental impact on movement and safety									
Option B: To have no NP policy, covered by SCDLP Policies SP24, DM19 (and para. 4.63)									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	+	0	+	0
B	0	0	0	0	0	0	0	-?	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of ensuring improved movement and accessibility and general positive impacts on safety (health). The lack of a mechanism outside the Neighbourhood Plan for proposing alternative parking standards could mean that the issue is not addressed with a Neighbourhood Plan policy.									

Assessment of Neighbourhood Plan policy options									
Policy TM4 – Parking garages									
Policy Options:									
Option A: To have an NP policy which ensures that existing parking garages are retained, so offering parking and storage solutions away from the streets in front of residential properties									
Option B: To have no NP policy									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	0	0	+	0
B	0	0	0	0	0	0	0	-?	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of ensuring improved movement and accessibility.									

Assessment of Neighbourhood Plan policy options									
Policy TM5 – Access to Leiston Household Waste Recycling Facility									
Policy Options: Option A: To have an NP policy which improves access to the local recycling facility Option B: To have no NP policy									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	0	0	0	0	0	+
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of improved access to key facilities.									

Assessment of Neighbourhood Plan policy options									
Policy FL1 – Addressing localised flooding matters									
Policy Options: Option A: To have an NP policy which ensures that development properly addresses potential flooding and waste water issues Option B: To have no NP policy, covered by SCDLP Policies SP12, DM28									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	+	0	+	+	0	+	0	0	0
B	+	0	+	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address environmental and social aims, particularly in respect of the sensitive environment and addressing localised issues related to flooding and waste water capacity.									

Assessment of Neighbourhood Plan policy options									
Policy TC1 – Leiston Town Centre									
Policy Options: Option A: To have an NP policy which focuses town centre uses in the town centre where they can be accessed by a range of modes Option B: To have no NP policy, covered by SCDLP Policies SP9, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	+	0	0	0	0	+
B	0	0	0	+?	0	0	0	0	+?
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address economic and social aims, particularly in respect of focusing investment in the town centre which people can more easily access by a range of modes.									

Assessment of Neighbourhood Plan policy options									
Policy TC2 – Redevelopment of land at High Street, Leiston Town Centre									
Policy Options: Option A: To have an NP policy which seeks to regenerate a key site within the town centre with a mix of uses Option B: To have no NP policy, covered by SCDLP Policies SP3, SP6, SP8, SP9, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	++	0	+?	+	0	+
B	0	0	0	+?	0	0	0	0	+?
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address economic and social aims, particularly in respect of focusing investment on a key site in the town centre which people can more easily access by a range of modes.									

Assessment of Neighbourhood Plan policy options									
Policy TC3 – Town centre car parks									
Policy Options: Option A: To have an NP policy which ensures that Leiston can attract residents and visitors who do come by car to use the shops and services Option B: To have no NP policy, covered by SCDLP Policies SP24, DM19 (and para. 4.63)									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	+	0	0	0	+	0
B	0	0	0	-?	0	0	0	-?	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address social aims, particularly in respect of ensuring the attractiveness of the town centre which could be lost if there is not a policy protecting the existing car parking.									

Assessment of Neighbourhood Plan policy options									
Policy TC4 – Town centre environmental improvements									
Policy Options: Option A: To have an NP policy which seeks to make specific improvements to the town centre Option B: To have no NP policy, covered by SCDLP Policies SP6, SP8, SP9, SP24									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	+	0	+	+	0	+
B	0	0	0	+	0	0	0	0	+
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address economic and social aims, as it improves the town centre environment for shoppers and visitors.									

Assessment of Neighbourhood Plan policy options									
Policy EMP1 – General employment areas									
Policy Options: Option A: To have an NP policy which protects key employment areas Option B: To have no NP policy, covered by SCDLP Policies SP5, SP24, DM10									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	+	0	0	0	0	+
B	0	0	0	+	0	0	0	0	+
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy has no significant advantages over the Local Plan position. However, the role of the Neighbourhood Plan in preparing a policy instead of the Site Allocations and Area Specific Policies DPD (SCDLP Policy SP5) provides certainty. The change of land at Abbey Road (Policy SA4) from a general employment area to a mixed use area with some B-class employment could have a detrimental impact but is based on the lack of demand for space in this location.									

Assessment of Neighbourhood Plan policy options									
Policy ACC1 – Land off King George’s Avenue									
Policy Options: Option A: To have an NP policy which brings a derelict site back into a positive use that will enhance the potential of tourism Option B: To have no NP policy, covered by SCDLP Policies SP8, DM17									
Policy Options	1/Env – Countryside/ Biodiversity	2/Env - Landscape	3/Soc - Housing	4/Econ - Commercial	5/Env - Heritage	6/Soc - Health	7/Soc – Community	8/Soc – Transport & Movement	9/Soc - Services
A	0	0	0	+	0	0	0	0	+
B	0	0	0	0	0	0	0	0	0
Preferred Policy Option:			A						
Summary and conclusion: No negative sustainability impacts are expected to result from this policy. Having a local policy helps to address economic and social aims, as it increases tourism activity in Leiston and provides a greater range of services.									

Cumulative effects of Neighbourhood Plan policies

- 8.7 While some of the policy options may individually have a minor impact (either positive or negative) on the environmental, social and economic characteristics of the parish, collectively they may have a much more significant impact. As part of this appraisal, the combined impacts of the policy proposals have been considered. It is acknowledged that there are a number of uncertainties in this respect, especially when considering the effects over the time scale of the Plan.
- 8.8 In most cases, assessing the social and economic effects of a policy results in many of the negative environmental sustainability impacts identified for individual policies being cancelled out. When appraising the cumulative impacts of all the policies within the Neighbourhood Plan these negative impacts have been addressed by other policies, illustrated in Table 8.1 below.

Table 8.1: Cumulative impact of Neighbourhood Plan policies

Policy	Sustainability Objectives								
	1	2	3	4	5	6	7	8	9
PL1	+	-?	++	+	0	+	++	+	+
H1	-	-?	++	+	0	+	+	+	+
H2	0	0	++	0	0	0	+	0	0
H3	+	+	+	0	+	+	0	+	+
H4	0	0	+	0	0	+	0	0	0
H5	0	0	+	0	0	+	0	0	0
SA1	-	-?	++	0	0	+	+	+	+
SA2	0	0	++	0	0	+	+	+	+
SA3	-?	-	+	+	0	+	+	0	+
SA4	-?	-?	+	0	0	+	+	++	+
IN1	0	0	0	0	0	+	+	0	0
IN2	0	0	+	0	0	+	+	0	0
IN3	0	0	0	0	0	+	+	0	0
LG1	0	+	0	0	0	+	++	0	0
LG2	0	0	0	0	+	+	0	0	0
HE1	0	0	0	0	++	0	0	0	0
TM1	0	0	0	0	0	+	0	+	+
TM2	0	0	0	0	0	+	0	+	0
TM3	0	0	0	0	0	+	0	+	0
TM4	0	0	0	0	0	0	0	+	0
TM5	0	0	0	0	0	0	0	0	+
FL1	+	0	+	+	0	+	0	0	0
TC1	0	0	0	+	0	0	0	0	+
TC2	0	0	0	++	0	+	+	0	+
TC3	0	0	0	+	0	0	0	+	0
TC4	0	0	0	+	0	+	+	0	+
EMP1	0	0	0	+	0	0	0	0	+
ACC1	0	0	0	+	0	0	0	0	+

9 OVERALL CONCLUSION

- 9.1 For some of the policies that have a negative impact on the environment, there are other aspects that contribute positively to social or economic objectives. Other policies in the Neighbourhood Plan and District Plan should mitigate these negative environmental impacts.
- 9.2 Overall the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. None have any significant adverse effects, giving confidence that the policies in the Plan will contribute to sustainable development.

Appendix A Summary of responses from statutory bodies during SA scoping process

Statutory body and response	How response has been dealt with
<p>Historic England:</p> <ul style="list-style-type: none"> - It as a significant omission that the protection of that historic environment is not an objective of the Leiston Neighbourhood Plan. - No mention is made of paragraph 132 of the NPPF which requires great weight to be given to the conservation of heritage assets and the need for clear and convincing justification for any harm. - If a Conservation Area Appraisal exists for the Leiston Conservation Area, then it should be referenced in the section on county/local plans. - No mention is made of undesignated heritage assets including areas of archaeological potential or buildings of local interest such as unlisted positive structures within the conservation area. - Concern that there is no objective to protect heritage assets and their settings located outside the town, including Leiston Abbey. 	<ul style="list-style-type: none"> - This was not a matter raised by the community. Preservation of the historic environment is a fundamental principle of planning and is part of national planning policy. Therefore the Neighbourhood Plan must ensure that it is protected in order to be in conformity with national planning policy. No change is suggested. - This has been added in. - This has been reflected - Engagement with Suffolk County Council has been undertaken and there are not considered to be any such areas of archaeological potential. The Town Council has stated that there has been no assessment undertaken on buildings of local interest. No change is suggested. - This was not a matter raised by the community. Preservation of heritage assets such as Leiston Abbey (a scheduled ancient monument) is a fundamental principle of planning and is part of national planning policy. Therefore the Neighbourhood Plan must ensure that it is protected in order to be in conformity with national planning policy. No change is suggested.
<p>Natural England:</p> <ul style="list-style-type: none"> - Figure 3.1. Key environmental features should include internationally designated sites and County Wildlife Sites in addition to Sites of Special Scientific Interest. - Information on Species should be informed by records from Suffolk Biological Records Centre. 	<ul style="list-style-type: none"> - These have been added in. - This has been added in. - This has been added in.

<ul style="list-style-type: none"> - The section on Landscape should include reference to Suffolk Heritage Coast. - Suggest combining 1/Env and 2/Env as follows: '<i>To preserve and enhance the natural environment of Leiston in terms of its geology, landform, soils, biodiversity, water systems and climate</i>'. Also to then amend the criteria as suggested. - 3/Env and 6/Env – amendment of criteria - 7/Soc – additional criterion suggested 	<ul style="list-style-type: none"> - This change has been made. - These changes have been made. - This has been added
<p>Environment Agency Comments provided were of a general nature, largely pertaining to specific actions expected of those submitting planning applications.</p>	<p>No changes have been made.</p>

Appendix B Summary of relevant plans and programmes

International context

Key objectives	Key targets/indicators	Key implications for NP and SEA
EU Habitats and Conservation of Wild Birds Directives (92/43/EEC and 79/409/EEC)		
<p>To conserve fauna and flora and natural habitats of EU importance by the establishment of a network of protected areas throughout the European Community. This was designed to maintain both the distribution and abundance of threatened species and habitats.</p>	<p>Identifies endangered habitats and species requiring protection and need for re-establishment of denuded biotopes. Protected areas should be created, maintained and managed.</p>	<p>Plans should take account relevant SPA and SAC sites. If negative impacts are anticipated appropriate assessments should be undertaken. Above protecting the integrity and interest of European sites, the NP should consider objectives to protect and if possible, enhance biodiversity.</p>
EU Water Framework Directive (2000/60/EC)		
<p>To expand the scope of water protection to all waters, surface waters and groundwater.</p> <ul style="list-style-type: none"> • Achieve 'good status' for all waters by 2015. • Water management should be based on river basins and a 'combined approach' of emission limit values and quality standards. • Water management should include the closer involvement of community. 	<p>Prevent deterioration in the status of aquatic ecosystems, provide protection and improve ecological condition:</p> <ul style="list-style-type: none"> • achieve at least good status for all water bodies by 2015 (or later subject to specific criteria). • meet the requirements of WFD protected areas • promote sustainable use of water • conserve habitats and species that depend directly on water • progressively reduce or phase out pollutants that pose significant threats to the aquatic environment / groundwater • help mitigate the impacts of floods and droughts. 	<p>Plan should consider any significant hydrological / hydrogeological factors and ensure integration with existing catchment management plans. Plan should consider including objectives to protect and enhance water resources, quality and ecological function.</p>
EU Air Quality Directive (2008/50/EC)		
<p>Establishes limit values and alert thresholds for concentrations of key pollutants in ambient air including sulphur dioxide, nitrogen dioxide / oxides of nitrogen, particulates. Maintain ambient air quality in areas where it is good and improve it in others.</p>	<p>Sets limit values and alert thresholds for concentrations of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead.</p>	<p>Plan should consider (where relevant) the levels of sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead in ambient air. Plan should consider maintaining ambient air quality and including objectives with the aim of reducing air pollution and, where possible, enhancing air quality in respect of key pollutants.</p>

National and regional context

Key objectives	Key targets/indicators	Key implications for NP and SEA
National Planning Policy Framework (March 2012)		
<p>Planning should drive and support sustainable economic development. It should:</p> <ul style="list-style-type: none"> • secure high quality design and good standard of amenity • take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside • support transition to a low carbon future in a changing climate, taking account of flood risk and encourage the reuse of existing resources and encouraging the use of renewable resources. • contribute to conserving and enhancing the natural environment and reducing pollution. • encourage the effective use of land by reusing land that has been previously developed. • conserve heritage assets in a manner appropriate to their significance. • focus significant development in locations which are, or can be made sustainable. 	<p>Supports local and national targets with regard to biodiversity and geodiversity.</p>	<p>Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should:</p> <ul style="list-style-type: none"> • contribute to minimising impacts and providing net gains in biodiversity where possible • contribute to the Government’s commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures.
<p>Planning should drive and support sustainable economic development. It should:</p> <ul style="list-style-type: none"> • secure high quality design and good standard of amenity • take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside • support transition to a low carbon future in a changing climate, taking account of flood risk and encourage the reuse of existing resources and encouraging the use of renewable resources. • contribute to conserving and enhancing the natural environment and reducing pollution. • encourage the effective use of land by reusing land that has been previously developed. • conserve heritage assets in a manner appropriate to their significance. • focus significant development in locations which are, or can be made sustainable. <p>Paragraphs 115 and 116: “Great weight should be given to conserving landscape and scenic beauty in National</p>	<p>Supports local and national targets with regard to biodiversity and geodiversity.</p>	<p>Plan should contribute to the objective of achieving sustainable development (social, economic and environmental). SA Objectives should reflect the core planning principles and policies set out in the NPPF. The Plan should:</p> <ul style="list-style-type: none"> • contribute to minimising impacts and providing net gains in biodiversity where possible • contribute to the Government’s commitment to halt the overall decline in biodiversity – including by establishing coherent ecological networks that are more resilient to current and future pressures. <p>The Plan should ensure that development in Areas of</p>

Key objectives	Key targets/indicators	Key implications for NP and SEA
The Waste (England & Wales) Regulations 2011		
To encourage/ensure waste arises/is dealt with further up the waste hierarchy. Divert waste disposal away from landfill.	Target of 50% of household waste to be recycled.	Plan must have regard to the amended waste hierarchy. Policies and objectives should where possible encourage waste to be re-used, recycled or have value / energy recovery. If possible the Plan should discourage landfilling of waste.
UK Climate Change Act 2008		
The Act introduced a statutory target for reducing carbon emissions.	Target of reducing carbon emissions by 80 per cent below 1990 levels by 2050, with an interim target of 34% by 2020.	Planning can make a contribution to mitigating and adapting to climate change by influencing the location, scale and character of development. The plan should include policies / objectives that contribute towards achieving lower carbon emissions and greater resilience to the impacts of climate change.
The Natural Environment White Paper (The Natural Choice) 2011		
Mainstreaming the value of nature across society by: <ul style="list-style-type: none"> • facilitating greater local action to protect and improve nature; • creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; • strengthening the connections between people and nature to the benefit of both; and • showing leadership in the European Union and internationally, to protect and enhance natural assets globally. 	The process identifies the need to develop a set of key indicators to track progress	The Plan should consider how it can best contribute towards highlighting the value of nature and ensuring that it is protected and enhanced.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services		
To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. These outcomes will be delivered through action in four areas: <ul style="list-style-type: none"> • a more integrated large-scale approach to conservation on land and at sea • putting people at the heart of biodiversity policy • reducing environmental pressures • improving knowledge 	A series of priority actions have been identified to deliver the four identified actions.	The Plan should consider how it can best contribute towards protecting and enhancing ecological networks
Flood and Water Management Act 2010		
Improve the management of flood risk for people, homes and businesses.	Local Authorities to prepare flood risk	The Plan should take account of flooding and water

Key objectives	Key targets/indicators	Key implications for NP and SEA
To protect water supplies.	assessments, flood maps and plans. EA to prepare Local flood risk management strategies.	management issues and strategies and consider the inclusion of policies / objectives to reduce flood risks and other impacts on the water environment.
Carbon Plan: Delivering our low carbon future 2011		
Government-wide plan for action on climate change at domestic and international levels.	Includes a range of sector-based plans and targets for low carbon: <ul style="list-style-type: none"> • building • transport • industry • electricity • agriculture, land use, forestry and waste 	The Plan should include policies / objectives that contribute towards achieving lower carbon emissions.
Mainstreaming sustainable development 2011		
This refreshed vision builds upon the principles that underpinned the UK's 2005 SD strategy, recognising the needs of the economy, society and the natural environment, alongside the use of good governance and sound science.	Promises a new set of indicators from DEFRA that link initiatives and include wellbeing.	Plan should take account of climate change and promote sustainability through sustainable, low carbon and green economic growth.
The East of England Biodiversity Delivery Plan (East of England Biodiversity Forum)		
Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the East of England to support and improve biodiversity.	Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the East of England to support and improve biodiversity.	Provides a coherent vision to safeguard and enhance the regions biodiversity and wildlife. Embed a landscape scale approach to restoring whole ecosystems in the working practices and policies of all partners. Create the space needed for wildlife to respond to climate change. Enable all organisations in the East of England to support and improve biodiversity.
Anglian River Basin Management Plan		
Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the Anglian River Basin District and the actions that will address them.	Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the Anglian River Basin District and the actions that will address them.	Prepared under the Water Framework Directive, the plan is about the pressures facing the water environment in the Anglian River Basin District and the actions that will address them.

County/local context

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Suffolk Local Transport Plan 2011-2031		
To ensure that transport investment supports the economic and business growth strategies in the county.	Indicators include: congestion, mode of travel to work and school, cycling trips, accessibility, road traffic accidents, road and footway maintenance, street lighting, highway structures, road flooding, air quality and transport emissions.	The Plan should consider policies / objectives which contribute to transport sustainability. This should go beyond reducing carbon emissions to include economic growth, safety, pollution, traffic reduction and access to services.
Suffolk Waste Core Strategy 2011		
By 2026, the landfilling of untreated municipal, commercial & industrial wastes will have ceased and residual waste management processes will be fully operational, recovering value from wastes that cannot practicably be recycled or composted.	To only make provision for a declining amount of landfill over the plan period with 'zero waste to landfill' by 2026.	The Plan should consider how, within the context of a growing population in Leiston, waste generation can be minimised and it can be ensured that Leiston contributes towards the target of zero waste to landfill.
Suffolk Biodiversity Action Plan		
Maintain and, where practicable, enhance the wildlife and habitats that provide the natural character and diversity of Suffolk <ul style="list-style-type: none"> To ensure lawful compliance towards biodiversity in planning decisions. To promote best practice and provide support to planners on biodiversity issues. To ensure the planning system contributes to the Natural Environment White Paper 2011 objective of no net loss of biodiversity as part of sustainable development. 	<ul style="list-style-type: none"> Ensure development avoids adverse impacts on biodiversity Where avoidance is not possible, mitigate residual impacts of developments. Where mitigation is not possible, compensate for losses incurred during development. Enhance developments for biodiversity. Ensure biodiversity is taken into consideration during, and after, the construction phase of development. 	Plan should include consider including policies / objectives to: enhance (where possible) the wildlife and habitats that give rise to Suffolk's natural character and diversity.
Suffolk Coastal and Waveney Strategic Flood Risk Assessment (2009)		
Identifies all areas of flood risk within the district as well as what the level of risk is	Flood zone	The Plan needs to ensure that new development avoids areas identified at risk of flooding and that the existing level of flood risk within and outside Leiston is not exacerbated and, where possible, reduced.
Suffolk County Council Landscape Typology Mapping		
To map and record the value and variety of the Suffolk landscape.	No targets	Plan should ensure that the development strategy is in keeping with the local landscape typologies

Key objectives	Key targets/indicators	Key implications for Neighbourhood Plan and Sustainability Appraisal
Suffolk Coast & Heaths AONB Management Plan, 2013-18		
<p>The 2013–2033 Vision can be summarised as:</p> <ul style="list-style-type: none"> • Special wildlife, landscape, seascape and heritage qualities are conserved and meet the needs of people who live, work in and visit the AONB • Local communities are fully engaged in the care of the area • A high-quality landscape and infrastructure exists to support sustainable access, tourism and business 	<p>A series of objectives under four themes:</p> <ul style="list-style-type: none"> • Coast and estuaries • Land use and wildlife • Enjoying the area • Working together 	<p>Plan should be consistent and take into account impact on the AONB</p>
Suffolk Historic Landscape Characterisation – Suffolk County Council, 2009		
<p>To identify areas or units of land based on their key historic landscape attributes.</p>		<p>The Plan should ensure that areas of historic landscape character are preserved and enhanced.</p>
Leiston Conservation Area Appraisal – Supplementary Planning Document, Suffolk Coastal District Council, December 2014		
<p>To assess the key features of the Conservation Area and to provide a Conservation Area Management Plan</p>	<p>No targets</p>	<p>The Plan should ensure that policies which relate to planning applications that will come forward within the Conservation Area reflect the key issues in the Conservation Area Management Plan.</p>

Appendix C Maps of sites submitted for consideration as site allocations

