

East Suffolk Council – Suffolk Coastal Local Plan

Addendum to the Sustainability Appraisal Report

Proposed Main Modifications to the Local Plan

April 2020



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Non-Technical Summary

Sustainability Appraisal (SA) is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.

Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals contained within a Local Plan during its preparation.

East Suffolk Council is currently in the process of preparing a new Local Plan for the area formerly covered by Suffolk Coastal District Council. The Local Plan sets out the level of growth which needs to be planned for in the Plan area and identifies where this should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications across the former Suffolk Coastal area. The Local Plan will cover the period 2018-2036.

A Sustainability Appraisal Report (dated December 2018) was published alongside the Final Draft Local Plan in January 2019. This was submitted to the Planning inspectorate in March 2019. Following the close of the public hearings, the Inspector has written to the Council advising what modifications are likely to be required in order for the plan to be found sound. These are called 'Main Modifications'. This addendum should be read alongside the December 2018 SA report and the May 2020 Main Modifications.

This addendum to the December 2018 SA Report assesses whether any of the proposed Main Modifications will have an effect on the findings of the Final Sustainability Appraisal Report (December 2018). Where it is considered that a modification has an effect, this report provides an update to the findings of the December 2018 Sustainability Appraisal Report.

Alongside the Main Modifications the Council has also published a number of proposed 'Additional Modifications' which it wishes to make to the plan prior to adoption. These Additional Modifications do not affect the soundness of the plan and are generally minor clarifications and corrections of factual errors. Given the nature of these modifications, they will not affect the findings of the Sustainability Appraisal Report and therefore have not been further considered in this addendum report.

A number of changes are also proposed to the Policies Maps to take into account ‘Main Modifications’ and ‘Additional Modifications’, to make factual corrections and for presentational reasons. A Schedule of Policies Map Changes has been published together with revised Policies Maps incorporating the proposed changes. The Modifications to the Policies Maps themselves also do not affect the soundness of the Plan.

This report incorporates the requirements of Strategic Environmental Assessment (SEA) within the wider Sustainability Appraisal process. A separate Habitats Regulations Assessment Report has been published alongside the Main Modifications to the Local Plan.

Methodology

The process of preparing a Sustainability Appraisal is governed by the Strategic Environmental Assessment Directive. The national Planning Practice Guidance also gives guidance on how local authorities should undertake a Sustainability Appraisal.

In accordance with that guidance, during the preparation of the Local Plan policy options and site options considered were tested using the SA framework. The results of this process are set out in the December 2018 SA Report. This process informed the Council’s decision making on what were the most appropriate and sustainable options to take forward in the Local Plan.

A number of Main Modifications have now been proposed to the Local Plan in order for it to be found sound. Each of these Modifications have been assessed in order to determine whether the change will affect the findings of the December 2018 SA report. The results of this process are set out in Section two below. Where it has been identified that the modification to the Plan impacts on the conclusions of the Sustainability Appraisal report, the necessary updates are shown in Chapter 3. These updates have been carried out using the methodology and SA framework set out in in the December 2018 SA report.

Conclusion

Ten Main Modifications result in changes to the scoring of policies in the December 2018 Sustainability Appraisal Report. These relate to the following Main Modifications and Policies:

MM9	SCLP3.4: Proposals for Major Energy Infrastructure Projects
MM11	SCLP4.2: New Employment Areas
MM28	SCLP6.4: Tourism outside of the AONB
MM55	SCLP12.5 Brackenbury Sports Centre, Felixstowe
MM60	SCLP12.16: Felixstowe Leisure Centre
MM62	SCLP12.19: Brightwell Lakes
MM82	SCLP12.46: Land behind 15 St Peters Close, Charsfield
MM93	SCLP12.58: Land Adjacent to Swiss Farm, Otley

MM98	SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham
MM101	SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

These changes have resulted in amendments to the ‘Evaluation of Significant Effects Table’ and revised appraisals for each of these ten policies.

Main Modifications to the Plan also propose the deletion of two policies:

- Policy SCLP12.35: Land at Innocence Farm (see MM74)
- Policy SCLP11.9: Areas to be Protected from Development (see MM50)

The ‘Evaluation of Significant Effects Table’ has also been updated to reflect this and the consequent renumbering of policies.

A number of revised appraisals have also been produced for seven policies where, although it has not been necessary to change the scoring, the accompanying commentary has needed to be updated to reflect modifications to the policy.

A further change to the December 2018 Sustainability Appraisal Report has been made to correct an inconsistency in the reporting of the consideration of alternative sites in Rendlesham. This amendment does not change the conclusions of the December 2018 Sustainability Appraisal Report.

As a result of the amended scores for the ten Policies outlined in the table above, the overall cumulative effects of the Plan have also been revisited. However, given the relatively limited number of amended scores, these have not resulted in the need to change the overall cumulative effects of the Plan or the conclusions of the December 2018 Sustainability Appraisal Report.

1. Introduction

Background

- 1.1 Sustainability Appraisal (SA) is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.2 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a Sustainability Appraisal of each of the proposals contained within a Local Plan during its preparation. Section 39 of the Act requires the authority preparing a Local Plan to do so “with the objective of contributing to the achievement of sustainable development”.
- 1.3 East Suffolk Council is currently in the process of preparing a new Local Plan for the area of the District formerly covered by Suffolk Coastal District Council. The table below outlines the main stages of Plan preparation.

Local Plan Timetable

Date	Local Plan Stage
January 2014 to October 2017	Issues and Options
July to September 2018	First Draft Local Plan
January to February 2019	Final Draft Local Plan
March 2019	Submission to Planning Inspectorate
Summer 2019	Examination hearings
May 2020	Publication of proposed Modifications

- 1.4 A Sustainability Appraisal Report (dated December 2018) was published alongside the Final Draft Local Plan in January 2019. This was submitted to the Planning inspectorate in March 2019. This addendum should be read alongside the December 2018 SA report and the May 2020 Main Modifications.
- 1.5 A key change since the December 2018 SA report, has been the creation of East Suffolk Council, replacing Suffolk Coastal District Council and Waveney District Council. The Local Plan to which this addendum relates applies to the area formerly covered by Suffolk Coastal District Council. Figure 1 below illustrates this:



Figure 1: Area covered by East Suffolk Council-Suffolk Coastal Local Plan

- 1.6 The Local Plan sets out the level of growth which needs to be planned for in the Plan area and identifies where this should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications across the former Suffolk Coastal area. The Local Plan covers the period 2018-2036.
- 1.7 The Local Plan replaces the Core Strategy and Development Management Policies (2013), the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) and the remaining ‘saved’ policies in the 2001 Local Plan. It does not replace the policies in ‘made’ Neighbourhood Plans, but some Neighbourhood Plans or parts of them may need to be reviewed to be in general conformity with this Local Plan.
- 1.8 The Local Plan was submitted to the Secretary of State in March 2019 for examination in public. Planning Inspector Philip Lewis BA (Hons) MA MRTPI was appointed to conduct the examination to determine whether the Local Plan is sound. Public hearings took place between Tuesday 20th August and Friday 20th September 2019.

- 1.9 When the Council submitted the plan it requested under Section 20(7C) of the Planning and Compulsory Purchase Act 2004 that the Planning Inspector, in examining the plan, recommend any modifications necessary to ensure the soundness of the plan. Following the close of the public hearings, the Inspector has written to the Council advising what modifications are likely to be required in order for the plan to be found sound. These are called ‘Main Modifications’.
- 1.10 Before the Inspector can finalise his conclusions on the soundness of the plan, these Main Modifications will be consulted on. Responses to the consultation will be considered by the Inspector before he prepares his final report on the Suffolk Coastal Local Plan.
- 1.11 This addendum assesses whether any of the proposed Main Modifications will have an effect on the findings of the Final Sustainability Appraisal Report (December 2018) (see Chapter 2 below). Where it is considered that a modification has an effect, this report provides an update to the findings of that Sustainability Appraisal Report (See Chapter 3 below).
- 1.12 The Council has also published a number of proposed ‘Additional Modifications’ which it wishes to make to the Plan prior to adoption. These Additional Modifications do not affect the soundness of the Plan and are generally minor clarifications and corrections of factual errors. Given the nature of these modifications, they will not affect the findings of the Sustainability Appraisal Report and therefore have not been further considered in this addendum.
- 1.13 A number of changes are also proposed to the Policies Maps to take into account ‘Main Modifications’ and ‘Additional Modifications’, to make factual corrections and for presentational reasons. A Schedule of Policies Map Changes has been published together with revised Policies Maps incorporating the proposed changes. The Modifications to the Policies Maps themselves also do not affect the soundness of the Plan.

Strategic Environmental Assessment (SEA)

- 1.14 The SA process is mandatory for all local planning authorities to undertake as part of the preparation of Development Plan Documents as set out in the Planning and Compulsory Purchase Act 2004. The Act also stipulates that the SA must comply with the requirements of the Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes. This report incorporates the requirements of SEA within the wider Sustainability Appraisal process.

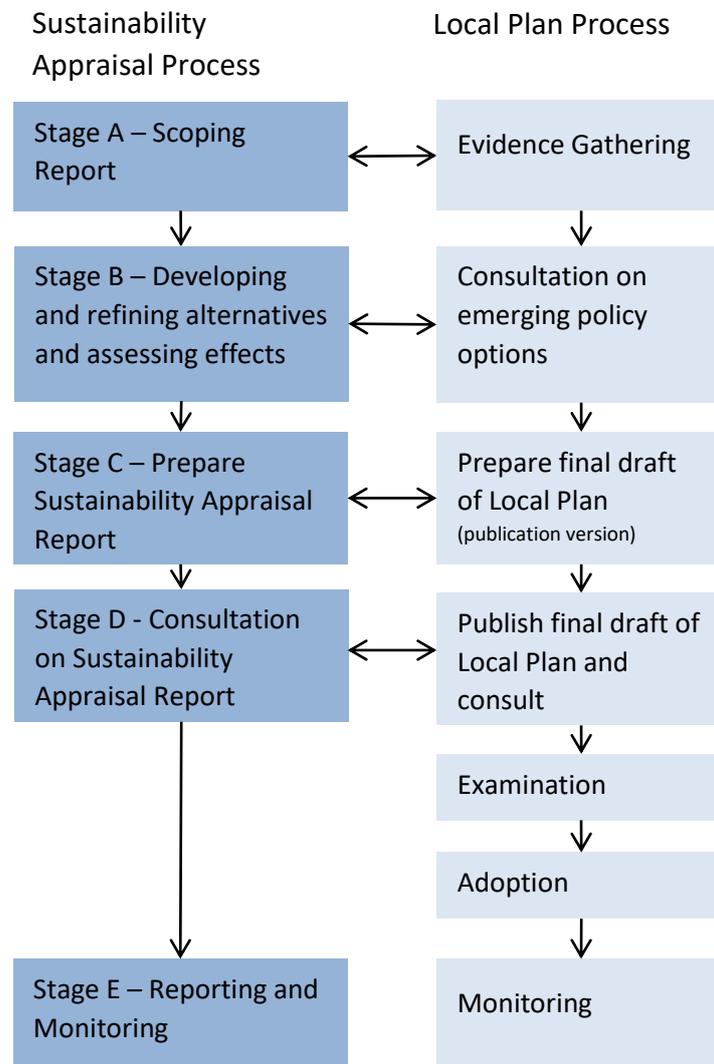
Habitats Regulation Assessment

- 1.15 European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive) requires Habitats Regulations Assessment (HRA) to be undertaken on the Local Plan. In the UK, the Habitats Directive is implemented through the Conservation of Habitats and Species Regulations 2010 (the ‘Habitats Regulations’).
- 1.16 A separate Habitats Regulations Assessment Report has been published alongside the Main Modifications to the Local Plan. This can be read here:
<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-examination/>

Methodology

- 1.17 SA is, in essence, about asking at regular intervals during the plan preparation “how sustainable is the plan?” By asking this question regularly, a judgement can be made as to the extent to which sustainable development is being achieved for each approach. It may support the initial approach or encourage rethinking of proposals.
- 1.18 The process of preparing a Sustainability Appraisal is governed by the Strategic Environmental Assessment Directive. The national Planning Practice Guidance also gives guidance on how local authorities should undertake a Sustainability Appraisal. The figure below outlines the process of Sustainability Appraisal and how it relates to the preparation of a Local Plan.
- 1.19 During the preparation of the Local Plan all policy options and site options considered were tested using the SA framework. The results of this process are set out in the December 2018 SA report. This process informed the Council’s decision making on what were the most appropriate and sustainable options to take forward in the Local Plan. Assessments were undertaken based on the best available evidence. Where evidence was lacking, professional judgement was used to come to a view on a likely effect.

Local Plan and Sustainability Appraisal Process



1.20 As part of the Examination of the Plan, a number of Main Modifications have now been proposed in order for the Plan to be found sound. Each Main Modification has been assessed in order to determine whether the change will affect the finding of the December 2018 Sustainability Appraisal Report. The results of this process are set out in the chapter two below. Where it has been identified that the modification to the Plan impacts on the conclusions of the Sustainability Appraisal report, the necessary updates are shown in Chapter 3.

2. Assessment of Main Modifications

2.1 The table below identifies all the Main Modifications considered necessary for the Local Plan to be found sound. The modifications below are shown as ~~struck through~~ for deletions and underlined for new text. The page and paragraph numbers referred to in the table relate to the page and paragraph numbers as set out in the Final Draft Local Plan (January 2019).

2.2 For each Main Modification the final column in the table below provides an assessment of the likely impacts of the modification on the findings of the Sustainability Appraisal Report of the Final Draft Plan (December 2018). Where it has been identified that the modification to the Plan impacts on the conclusions of the Sustainability Appraisal report, updates to the Sustainability Appraisal Report are shown in Chapter 3.

2.3 For reference the Final Draft Local Plan (January 2019) and the Sustainability Appraisal Report of the Final Draft Plan (December 2018) are available at: <http://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
MM1	6	Paragraph 1.29	<p>Modification to paragraph 1.29:</p> <p>The only trunk road in the District is the A14 that connects Felixstowe with Ipswich, Cambridge and the Midlands. The A14 is an important freight route and is fundamental to the success of the Port of Felixstowe and communities surrounding Ipswich. At times the A14 can become blocked which creates major impacts for residents, visitors and businesses in the area as there is no suitable alternative route. Over the plan period managing the capacity of the A14 as well</p>	The modification clarifies that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. These

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>as considering alternative strategic routes will be necessary. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes to the north of Ipswich.</p>	<p>modifications do not directly affect the content or implementation of the policies in the Plan and do not therefore affect the findings of the Sustainability Appraisal report.</p>
	19	Paragraph 2.16	<p>Modification to paragraph 2.16:</p> <p>In addition to enhancements to the existing highway network and integrated transport solutions, including bus network improvements within the town and increased capacity of the local rail offering, a northern route around Ipswich is expected to be needed to enable growth in the longer term. The route would improve connectivity between the A14 and A12, reducing pressure on the A14 and improving network resilience, especially near the Orwell Bridge and Copdock interchange. Suffolk County Council published an Ipswich Northern Route Study in January 2017, which assessed three indicative broad routes. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes, and it is expected that the next review of the Suffolk Coastal Local Plan (along with other Local Plans in the Ipswich Strategic Planning Area) will examine route options in more detail, including the extent to which the options might support potential future scenarios for housing and employment growth beyond that which is being planned for within this Local Plan.</p>	<p>The modification clarifies that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	20	Policy SCLP2.2	<p>Policy SCLP2.2: Strategic Infrastructure Priorities</p> <p>The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, Suffolk Constabulary, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:</p> <ul style="list-style-type: none"> a) Ipswich Northern Route; b) a) A12 improvements; c) b) A14 improvements; d) c) Sustainable transport measures in Ipswich; e) d) Improved walking and cycle routes; f) e) Increased capacity on railway lines for freight and passenger traffic; g) f) Appropriate education provision to meet needs resulting from growth; 	The modification reflects that fact that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>↳ <u>g</u>) Appropriate health and leisure provision to meet needs resulting from growth;</p> <p>↳ <u>h</u>) Appropriate police, community safety and cohesion provision to meet needs resulting from growth;</p> <p>↳ <u>i</u>) Provision of green infrastructure and Suitable Alternatives Natural Greenspace;</p> <p>↳ <u>j</u>) Improvements to water supply, foul sewerage and sewage treatment capacity; and</p> <p>↳ <u>k</u>) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.</p>	<p>remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal</p>
	35	Paragraph 3.34	<p>Modifications to paragraph 3.34:</p> <p>The communities neighbouring Ipswich have in the past seen large proportions of growth directed towards them which has resulted in the established communities of Rushmere St Andrew, Kesgrave and Martlesham. These locations provide a comprehensive range of services and facilities which meet the needs of the local community and those of surrounding settlements. In April 2018, the Council granted outline planning permission (DC/17/1435/OUT) for the delivery of 2,000 homes at Brightwell Lakes as set out in the 2013 Core Strategy. The Brightwell Lakes site is significant in terms of infrastructure provision and housing delivery and therefore it is not currently considered appropriate to focus the strategy of the Plan on development in this part of the District. However opportunities are taken to plan positively for specific sites, including redevelopment of the Martlesham Police Headquarters and development of land at Humber Doucy Lane to support the delivery of housing in Ipswich Borough. In future Local Plan revisions, the Council will reconsider growth opportunities in the</p>	<p>The modification reflects the fact that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to remain positive.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>parts of the District neighbouring Ipswich, taking into account delivery rates at Brightwell Lakes and opportunity to bring forward development that supports the Business Case for strategic road routes to the north of Ipswich (as promoted by Suffolk County Council).</p>	<p>Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	239	Paragraph 12.178	<p>Modifications to paragraph 12.178:</p> <p>Suffolk County Council has consulted on the potential for an Ipswich Northern Route. Decisions on any potential route have not yet been taken and the Council will continue to work in partnership with Suffolk County Council. Working in partnership will ensure that any Northern Route provides a number of significant benefits to the local community as well as realising the economic benefits that may be brought about in the future. Due to the uncertainties surrounding the Ipswich Northern Route at this stage, the Local Plan does not seek to identify any large scale developments which could potentially blight future options.</p>	<p>The modification clarifies that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				findings of the Sustainability Appraisal.
	283	Paragraph 12.324	<p>Modifications to paragraph 12.324:</p> <p>Previous Local Plans have identified the A12 as the western limit of the town, beyond which growth would not be supported, <u>and this Local Plan continues this approach. This Local Plan seeks to continue that approach until such time as further detail and justification is available for the Ipswich Northern Routes and the situation can be reviewed. Consultation undertaken by Suffolk County Council in January 2017 identified a number of potential routes. These routes may have an impact on the town of Woodbridge and the Council is concerned that any development west of the A12 will blight the choices relating to this significant piece of infrastructure.</u></p>	<p>The modification clarifies that Suffolk County Council have taken the decision to discontinue work on the Ipswich Northern Route. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				Sustainability Appraisal.
MM2	8	Chapter 1 (Key Issues)	Amend second bullet of the Biodiversity section of the Key Issues to read: Need to ensure that areas of biodiversity value are protected and enhanced, <u>and that net gains for biodiversity are delivered.</u>	This modification reflects national policy by making reference to Biodiversity net gain, as agreed through a SOCG with Natural England. The modification does not directly affect the content or implementation of the policies in the Plan and does not therefore affect the findings of the Sustainability Appraisal report.
	19	Paragraph 2.17	Insert text at end of paragraph 2.17 as set out below: <u>The provision of green infrastructure would also be expected to contribute to the delivery of net gains for biodiversity.</u>	The modification clarifies that green infrastructure should contribute to the achievement of biodiversity net

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				gain, as agreed through a SOCG with Natural England. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for biodiversity. With the modification, that effect is considered to remain neutral. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM3	10	Paragraph 1.33	Amend paragraph 1.33 to read: The Local Plan sets out the level of growth which needs to be planned for in Suffolk Coastal and identifies where this should be located and how it should be delivered. The Plan sets out the <u>strategic and non-strategic</u> planning policies which the Council will use to determine planning	The modifications clarify which policies are strategic and which are non-strategic. The modifications do not directly affect

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			applications across Suffolk Coastal, along with policies in made Neighbourhood Plans. This Local Plan will cover the period 2018-2036.	the content or implementation of the policies in the Plan and do not therefore affect the findings of the Sustainability Appraisal report. Changes to policies as a result of the modification have been assessed separately.
	11	Paragraph 1.46	Amend paragraph 1.46 to read: All Many of the policies in the Local Plan are ‘strategic policies’ (as set out in Appendix M). This means that policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. The p Policies in the Plan do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate.	The modifications clarify which policies are strategic and which are non-strategic. The modifications do not directly affect the content or implementation of the policies in the Plan and do not therefore affect the findings of the

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				Sustainability Appraisal report. Changes to policies as a result of the modification have been assessed separately.
	190	Paragraph 12.7	<p>Amend paragraph 12.7 to read:</p> <p><u>In accordance with the National Planning Policy Framework, the Local Plan identifies policies which are strategic and those which are not strategic. All Many of the policies in the Local Plan are ‘strategic policies’, and these policies together set the overall strategy for the pattern, scale and quality of development. This means that</u>In meeting the ‘basic conditions’ for <u>Neighbourhood Plans</u>, policies and proposals within future Neighbourhood Plans should be in general conformity with these policies. The p<u>Policies in the Plan do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include. However, Neighbourhood Plans may cover other topics and provide local detail in relation to other policy areas where appropriate. Where policies are identified as not being strategic, as they relate solely to local or specific development management matters, Neighbourhood Plans which cover these topics will not need to demonstrate general conformity with these policies, however they must still have regard to any relevant parts of</u></p>	The modifications clarify which policies are strategic and which are non-strategic. The modifications do not directly affect the content or implementation of the policies in the Plan and do not therefore affect the findings of the Sustainability Appraisal report.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>national policy. Appendix M of the Local Plan identifies whether policies are strategic or non-strategic.</u>	
		Insert new Appendix after Appendix L	<p>Insert new Appendix M (<i>Policy numbers have been updated to reflect other modifications</i>):</p> <p><u>Appendix M (Policy numbers have been updated to reflect other modifications)</u></p> <p><u>Schedule of Strategic Policies</u></p> <p><u>SCLP2.1</u> <u>Growth in the Ipswich Strategic Planning Area</u></p> <p><u>SCLP2.2</u> <u>Strategic Infrastructure Priorities</u></p> <p><u>SCLP2.3</u> <u>Cross-boundary mitigation of effects on Protected Habitats</u></p> <p><u>SCLP3.1</u> <u>Strategy for Growth in Suffolk Coastal District</u></p> <p><u>SCLP3.2</u> <u>Settlement Hierarchy</u></p> <p><u>SCLP3.3</u> <u>Settlement Boundaries</u></p> <p><u>SCLP3.4</u> <u>Proposals for Major Energy Infrastructure Projects</u></p> <p><u>SCLP3.5</u> <u>Infrastructure Provision</u></p> <p><u>SCLP4.1</u> <u>Existing Employment Areas</u></p> <p><u>SCLP4.2</u> <u>New Employment Development</u></p> <p><u>SCLP4.3</u> <u>Expansion and Intensification of Employment Sites</u></p> <p><u>SCLP4.4</u> <u>Protection of Employment Premises</u></p> <p><u>SCLP4.5</u> <u>Economic Development in Rural Areas</u></p> <p><u>SCLP4.6</u> <u>Conversion and Replacement of Rural Buildings for Employment Us</u></p>	The modifications clarify which policies are strategic and which are non-strategic. The modifications do not directly affect the content or implementation of the policies in the Plan and do not therefore affect the findings of the Sustainability Appraisal report.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>SCLP4.7</u> Farm Diversification <u>SCLP4.8</u> New Retail and Commercial Leisure Development <u>SCLP4.9</u> Development in Town Centres <u>SCLP4.11</u> Retail and Commercial Leisure in Martlesham <u>SCLP4.12</u> District and Local Centres and Local Shops <u>SCLP5.1</u> Housing Development in Large Villages <u>SCLP5.2</u> Housing Development in Small Villages <u>SCLP5.3</u> Housing Development in the Countryside <u>SCLP5.4</u> Housing in Clusters in the Countryside <u>SCLP5.7</u> Infill and Garden Development <u>SCLP5.8</u> Housing Mix <u>SCLP5.9</u> Self Build and Custom Build Housing <u>SCLP5.10</u> Affordable Housing on Residential Developments <u>SCLP5.11</u> Affordable Housing on Residential Developments <u>SCLP5.12</u> Houses in Multiple Occupation <u>SCLP5.15</u> Residential Moorings, Jetties and Slipways <u>SCLP5.16</u> Residential Caravans and Mobile Homes <u>SCLP5.17</u> Gypsies, Travellers and Travelling Showpeople <u>SCLP6.1</u> Tourism <u>SCLP6.2</u> Tourism destinations <u>SCLP6.3</u> Tourism Development within the AONB and Heritage Coast	

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			<u>SCLP6.4</u> <u>SCLP7.1</u> <u>SCLP7.2</u> <u>SCLP8.1</u> <u>SCLP8.2</u> <u>SCLP9.1</u> <u>SCLP9.2</u> <u>SCLP9.3</u> <u>SCLP9.4</u> <u>SCLP9.5</u> <u>SCLP9.6</u> <u>SCLP9.7</u> <u>SCLP10.1</u> <u>SCLP10.2</u> <u>SCLP10.3</u> <u>SCLP10.4</u> <u>SCLP10.5</u> <u>SCLP11.1</u> <u>SCLP11.3</u> <u>SCLP11.8</u> <u>SCLP12.1</u>	<u>Tourism Development outside of the AONB</u> <u>Sustainable Transport</u> <u>Parking Proposals and Standards</u> <u>Community Facilities and Assets</u> <u>Open Space</u> <u>Low Carbon and Renewable Energy</u> <u>Sustainable Construction</u> <u>Coastal Change Management Area</u> <u>Coastal Change Rollback or Relocation</u> <u>Flood Risk</u> <u>Sustainable Drainage Systems</u> <u>Holistic Water Management</u> <u>Biodiversity and Geodiversity</u> <u>Visitor Management at European Sites</u> <u>Environmental Quality</u> <u>Landscape Character</u> <u>Settlement Coalescence</u> <u>Design Quality</u> <u>Historic Environment</u> <u>Parks and Gardens of Historic or Landscape Interest</u> <u>Neighbourhood Plans</u>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>SCLP12.2</u> <u>Strategy for Felixstowe</u> <u>SCLP12.3</u> <u>North Felixstowe Garden Neighbourhood</u> <u>SCLP12.4</u> <u>Land north of Conway Close and Swallow Close</u> <u>SCLP12.5</u> <u>Brackenbury Sports Centre</u> <u>SCLP12.6</u> <u>Land at Sea Road, Felixstowe</u> <u>SCLP12.7</u> <u>Port of Felixstowe</u> <u>SCLP12.8</u> <u>Land at Bridge Road</u> <u>SCLP12.9</u> <u>Land at Carr Rd / Langer Rd</u> <u>SCLP12.10</u> <u>Land at Haven Exchange</u> <u>SCLP12.16</u> <u>Felixstowe Leisure Centre</u> <u>SCLP12.17</u> <u>Tourism Accommodation in Felixstowe</u> <u>SCLP12.18</u> <u>Strategy for Communities Surrounding Ipswich</u> <u>SCLP12.19</u> <u>Brightwell Lakes</u> <u>SCLP12.20</u> <u>Land at Felixstowe Road</u> <u>SCLP12.21</u> <u>Ransomes</u> <u>SCLP12.22</u> <u>Recreation and Open Space in Rushmere</u> <u>SCLP12.23</u> <u>Ipswich Garden Suburb Country Park</u> <u>SCLP12.24</u> <u>Land at Humber Doucy Lane</u> <u>SCLP12.25</u> <u>Suffolk Police HQ, Portal Avenue, Martlesham</u> <u>SCLP12.26</u> <u>Strategy for Aldeburgh</u> <u>SCLP12.27</u> <u>Land rear of Rose Hill, Aldeburgh</u>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>SCLP12.28</u> <u>Strategy for Saxmundham</u> <u>SCLP12.29</u> <u>South Saxmundham Garden Neighbourhood</u> <u>SCLP12.30</u> <u>Land north east of Street Farm, Saxmundham</u> <u>SCLP12.31</u> <u>Strategy for Woodbridge</u> <u>SCLP12.32</u> <u>Former Council Offices, Melton Hill</u> <u>SCLP12.33</u> <u>Land at Woodbridge Town Football Club</u> <u>SCLP12.34</u> <u>Strategy for Rural Areas</u> <u>SCLP12.35</u> <u>Former airfield Debach</u> <u>SCLP12.36</u> <u>Carlton Park, Main Road, Kelsale cum Carlton</u> <u>SCLP12.37</u> <u>Levington Park, Levington</u> <u>SCLP12.38</u> <u>Land at Silverlace Green (former airfield) Parham</u> <u>SCLP12.39</u> <u>Former airfield Parham</u> <u>SCLP12.40</u> <u>Bentwaters Park, Rendlesham</u> <u>SCLP12.41</u> <u>Riverside Industrial Estate, Border Cot Lane, Wickham Market</u> <u>SCLP12.42</u> <u>Land to the East of Aldeburgh Road, Aldringham</u> <u>SCLP12.43</u> <u>Land South of Forge Close between Main Road and Ayden, Benhall</u> <u>SCLP12.44</u> <u>Land to the South East of Levington Lane, Bucklesham</u> <u>SCLP12.45</u> <u>Land to the South of Station Road, Campsea Ashe</u> <u>SCLP12.46</u> <u>Land behind 15 St Peters Close, Charsfield</u> <u>SCLP12.47</u> <u>Land to the South of Darsham Station</u> <u>SCLP12.48</u> <u>Land North of The Street, Darsham</u>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>SCLP12.49</u> <u>Land off Laxfield Road, Dennington</u> <u>SCLP12.50</u> <u>Land to the South of Eyke CoE Primary School and East of The Street, Eyke</u> <u>SCLP12.51</u> <u>Land to the West of Chapel Road, Grundisburgh</u> <u>SCLP12.52</u> <u>Land South of Ambleside, Main Road, Kelsale cum Carlton</u> <u>SCLP12.53</u> <u>Land North of the Street, Kettleburgh</u> <u>SCLP12.54</u> <u>Land to the rear of 31-37 Bucklesham Road, Kirton</u> <u>SCLP12.55</u> <u>Land at School Road, Knodishall</u> <u>SCLP12.56</u> <u>Land at Bridge Road, Levington</u> <u>SCLP12.57</u> <u>Land North of Mill Close, Orford</u> <u>SCLP12.58</u> <u>Land adjacent to Swiss Farm, Otley</u> <u>SCLP12.59</u> <u>Land adjacent to Farthings, Sibton Road, Peasenhall</u> <u>SCLP12.60</u> <u>Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)</u> <u>SCLP12.61</u> <u>Land West of Garden Square Rendlesham</u> <u>SCLP12.62</u> <u>Land East of Redwald Road, Rendlesham</u> <u>SCLP12.63</u> <u>Land opposite The Sorrel Horse, The Street, Shottisham</u> <u>SCLP12.64</u> <u>Land off Howlett Way, Trimley St Martin</u> <u>SCLP12.65</u> <u>Land adjacent to Reeve Lodge, High Road, Trimley St Martin</u> <u>SCLP12.66</u> <u>Land off Keightley Way, Tuddenham</u> <u>SCLP12.67</u> <u>Land South of Lower Road, Westerfield</u> <u>SCLP12.68</u> <u>Land West of the B1125, Westleton</u>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p><u>SCLP12.69</u> <u>Land at Cherry Lee, Darsham Road, Westleton</u></p> <p><u>SCLP12.70</u> <u>Mow Hill, Witnesham</u></p> <p><u>SCLP12.71</u> <u>Land at Street Farm, Witnesham (Bridge)</u></p> <p><u>Schedule of Non-Strategic Policies</u></p> <p><u>SCLP4.10</u> <u>Town Centre Environments</u></p> <p><u>SCLP5.5</u> <u>Conversion of buildings in the countryside for housing</u></p> <p><u>SCLP5.6</u> <u>Rural Workers Dwellings</u></p> <p><u>SCLP5.13</u> <u>Residential Annexes</u></p> <p><u>SCLP5.14</u> <u>Extensions to residential curtilages</u></p> <p><u>SCLP6.5</u> <u>New Tourist Accommodation</u></p> <p><u>SCLP6.6</u> <u>Existing tourism accommodation</u></p> <p><u>SCLP8.3</u> <u>Allotments</u></p> <p><u>SCLP8.4</u> <u>Digital Infrastructure</u></p> <p><u>SCLP11.2</u> <u>Residential Amenity</u></p> <p><u>SCLP11.4</u> <u>Listed Buildings</u></p> <p><u>SCLP11.5</u> <u>Conservation Areas</u></p> <p><u>SCLP11.6</u> <u>Non-Designated Heritage Assets</u></p> <p><u>SCLP11.7</u> <u>Archaeology</u></p> <p><u>SCLP11.9</u> <u>Newbourne – Former Land Settlement Association Holdings</u></p> <p><u>SCLP12.11</u> <u>Felixstowe Ferry and Golf Course</u></p>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p><u>SCLP12.12</u> <u>Felixstowe Ferry Golf Club to Cobbolds Point</u></p> <p><u>SCLP12.13</u> <u>Cobbolds Point to Spa Pavilion</u></p> <p><u>SCLP12.14</u> <u>Spa Pavilion to Manor End</u></p> <p><u>SCLP12.15</u> <u>Manor End to Landguard</u></p>	
MM4	15	Paragraph 2.1	<p>Amend paragraph 2.1 to read:</p> <p>Through this Local Plan, the ambition for Suffolk Coastal District is to significantly boost economic growth and housing delivery by providing significant areas of land to support the Port of Felixstowe and to attract investment through the creation of a new business park, whilst delivering at least 582<u>542</u> homes a year.</p>	This is a consequential change as the result of changes to policy SCLP2.1 to reflect the updated housing need figures. As a consequential change this does not directly affect the content or implementation of the policies in the Plan and does not therefore affect the findings of the Sustainability Appraisal report.
	16	Paragraph 2.7	Amend paragraph 2.7 to read:	This is a consequential change to reflect updated housing

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report																		
			<p>The National Planning Policy Framework sets out the standard approach for determining local housing need, with the accompanying Planning Practice Guidance setting out the methodology for calculating this. This involves using the latest published household projections and applying an uplift based upon published ratios of median house prices to median workplace earnings. The 2014-based latest (2016-based) household projections were published in September 2018 <u>July 2016</u> and the latest affordability ratios published in April 2018 <u>March 2019</u>.</p>	<p>need figures, as such it does not affect the findings of the Sustainability Appraisal report.</p>																		
	17	Table 2.1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="text-align: center;">Standard method annual housing need</th> <th style="text-align: center;">Standard method total housing need (2018 – 2036)</th> </tr> </thead> <tbody> <tr> <td>Babergh</td> <td style="text-align: center;">420</td> <td style="text-align: center;">7,560</td> </tr> <tr> <td>Ipswich</td> <td style="text-align: center;">479<u>445</u></td> <td style="text-align: center;">8,622<u>8,010</u></td> </tr> <tr> <td>Mid Suffolk</td> <td style="text-align: center;">590<u>556</u></td> <td style="text-align: center;">10,620<u>10,008</u></td> </tr> <tr> <td>Suffolk Coastal</td> <td style="text-align: center;">582<u>542</u></td> <td style="text-align: center;">10,476<u>9,756</u></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">2,071<u>1,963</u></td> <td style="text-align: center;">37,278<u>35,334</u></td> </tr> </tbody> </table>		Standard method annual housing need	Standard method total housing need (2018 – 2036)	Babergh	420	7,560	Ipswich	479 <u>445</u>	8,622 <u>8,010</u>	Mid Suffolk	590 <u>556</u>	10,620 <u>10,008</u>	Suffolk Coastal	582 <u>542</u>	10,476 <u>9,756</u>	Total	2,071 <u>1,963</u>	37,278 <u>35,334</u>	<p>This is a consequential change as the result of changes to policy SCLP2.1 to reflect the updated housing need figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.</p>
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	18	Policy SCLP2.1	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area</p> <p>Suffolk Coastal will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area, whilst enhancing quality of life and protecting the high quality environments. Over the period 2018-2036, the Suffolk Coastal Local Plan will contribute to:</p> <ul style="list-style-type: none"> a) The creation of at least 30,320 jobs through the provision of at least 49.8ha of employment land across the Ipswich Functional Economic Area; b) The collective delivery of at least 37,328<u>35,334</u> dwellings across the Ipswich Housing Market Area; and c) Supporting the continued role of Ipswich as County Town. <p>The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary. <u>Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Council will, under the duty to cooperate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular plan area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of this Plan.</u></p>	<p>The modification to criterion b) reflects the updated housing need figures. The change will not have any effect on the objectives of boosting housing supply as the Plan still supports the delivery of housing growth across the ISPA. The modification to the final paragraph seeks to ensure that a review mechanism for the strategic housing policies of the Plan is secured in the event that unmet housing need can be demonstrated by another</p>

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				<p>authority. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	27	Table 3.1	<p>Amend the first column in Table 3.1 to read:</p> <p>To deliver at least 10,476<u>10,476,756</u> new homes to meet the housing requirements of the whole community including those wishing to move into the area;</p>	<p>This is a consequential change as the result of changes to policy SCLP2.1 to reflect the updated housing need figures. As a consequential</p>

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				change this does not affect the findings of the Sustainability Appraisal report.
	31	Page 31 (pink box)	Amend the first bullet in the pink box to read: 582542 new homes per year (10,476,756 over the lifetime of the plan - 2018-2036);	This is a consequential change as the result of changes to policy SCLP2.1 to reflect the updated housing need figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.
	31	Paragraph 3.20	Amend paragraph 3.20 to read: The National Planning Policy Framework states that to determine the minimum number of homes needed strategic policies should be informed by a local housing need assessment conducted using the standard method set out in the National Planning Practice Guidance. The calculation of local housing need is based upon the 2016 2014-based household projections ⁸ and is also informed by an uplift based upon the ratio of earnings to house prices ⁹ . Using the	This is a consequential change to reflect updated housing need figures, as such it does not affect the findings of the

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			<p>standard method, the local housing need for Suffolk Coastal District is 582<u>542</u> dwellings per year. In accordance with Planning Practice Guidance the baseline for housing need will be 2018, and it is applied to the period to 2036.</p> <p>Amend Footnote 8 to read: 2016<u>2014</u>-based household projections as published by the Office for National Statistics in September 2018<u>July 2016</u></p> <p>Amend Footnote 9 to read: Ratio of median workplace earnings to median house prices as published by the Office for National Statistics in April 2018<u>March 2019</u></p>	Sustainability Appraisal report.
	31	Paragraph 3.21	<p>Amend paragraph 3.21 to read:</p> <p>A housing requirement of 582<u>542</u> dwellings per annum is considered to represent an ambitious approach to housing delivery, which will assist in meeting the needs of local communities, as well as significantly boosting the supply of housing, consistent with the Council’s corporate objectives.</p>	This is a consequential change as the result of changes to policy SCLP2.1 to reflect the updated housing need figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.

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	36	Policy SCLP3.1	<p>Policy SCLP3.1: Strategy for Growth in Suffolk Coastal District</p> <p>The Council will deliver an ambitious plan for growth over the period 2018 – 2036 in Suffolk Coastal by:</p> <ul style="list-style-type: none"> a) Supporting and facilitating economic growth through the supply of significantly more than the baseline requirement of 11.7ha of land for employment uses to deliver at least 6,500 jobs and to enable the key economic activities to maintain and enhance their role within the UK economy; b) Sustain and support growth in retail, commercial leisure and town centres including facilitating provision towards plan period forecasts of between 4,100 - 5,000 sqm of convenience retail floorspace and between 7,700 – 13,100 sqm of comparison retail floorspace; c) Significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 58,254<u>58,254</u> new dwellings per annum (at least 10,476<u>10,476</u>,<u>756</u> over the period 2018 - 2036); d) Ensuring the provision of infrastructure needed to support growth; e) Protecting and enhancing the quality of the historic, built and natural environment across the District. <p>The strategy for growth will seek to provide opportunities for economic growth and create and enhance sustainable and inclusive communities through:</p>	<p>The modifications reflect the updated housing need figures. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive as the Plan still supports the delivery of housing growth across the Plan area. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			<ul style="list-style-type: none"> f) The delivery of new Garden Neighbourhoods at North Felixstowe and South Saxmundham; g) Utilising opportunities provided by road and rail corridors, including a focus on growth in the A12 and the A14 corridors; h) New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe; i) Strategies for market towns which seek to reflect and strengthen their roles and economies; j) Appropriate growth in rural areas that will help to support and sustain existing communities. 	
	38	Paragraph 3.37	<p>Amend paragraph 3.37 to read:</p> <p>Whilst the total requirement is 10,476<u>9,756</u> dwellings over the period 2018 - 2036, a large proportion of this is already accounted for in outstanding planning permissions, dwellings where there is a resolution to grant planning permission subject to completion of a Section 106 agreement and existing allocations review and carried forward from adopted Local Plans and those contained in ‘made’ Neighbourhood Plans’. The Local Plan also provides a contingency to allow for flexibility in the delivery of sites. Table 3.2 below explains the residual housing figure that this Local Plan will need to provide for.</p>	This is a consequential change as the result of changes to policy SCLP3.1 to reflect the updated housing figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.

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	38	Table 3.2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="text-align: right;">Number of dwellings</th> </tr> </thead> <tbody> <tr> <td>Outstanding planning permissions (31.3.18)</td> <td style="text-align: right;">3,609</td> </tr> <tr> <td>Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)</td> <td style="text-align: right;">2,413¹³</td> </tr> <tr> <td>Allocations in current Local Plan or Neighbourhood Plans (<i>without</i> permission or resolution to grant subject to S106) (31.3.18)</td> <td style="text-align: right;">976</td> </tr> <tr> <td>Total commitments (31.3.18)</td> <td style="text-align: right;">6,998</td> </tr> <tr> <td>Housing requirement (2018 – 2036): (582542 x 18)</td> <td style="text-align: right;">10,4769,756 (582542 dwellings per annum)</td> </tr> <tr> <td>Residual need (requirement minus commitments)</td> <td style="text-align: right;">10,4769,756 – 6,998 = 3,4782,758 residual need. This is the minimum to be planned for in the Local Plan, however a contingency will also be incorporated.</td> </tr> </tbody> </table>		Number of dwellings	Outstanding planning permissions (31.3.18)	3,609	Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)	2,413 ¹³	Allocations in current Local Plan or Neighbourhood Plans (<i>without</i> permission or resolution to grant subject to S106) (31.3.18)	976	Total commitments (31.3.18)	6,998	Housing requirement (2018 – 2036): (582542 x 18)	10,4769,756 (582542 dwellings per annum)	Residual need (requirement minus commitments)	10,4769,756 – 6,998 = 3,4782,758 residual need. This is the minimum to be planned for in the Local Plan, however a contingency will also be incorporated.	This is a consequential change as the result of changes to policy SCLP3.1 to reflect the updated housing figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.
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39	Paragraph 3.39	<p>Amend paragraph 3.39 to read:</p> <p>Allocations for housing in this Local Plan exceed the total dwelling requirement for the period 2018 – 2036 by approximately 8.5%16.5% (approximately 8901,610 dwellings), before an allowance for windfall is factored in. This over-allocation provides confidence that the overall housing requirement will be met even if some allocated sites fail to come forward. In addition</p>	This is a consequential change as the result of changes to policy SCLP3.1 to reflect the updated housing figures. As a															

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			there is likely to be further development which comes forward on sites not identified in the plan. These sites will either be within the Settlement Boundaries or through the exceptions and countryside policies or on additional sites identified in Neighbourhood Plans.	consequential change this does not affect the findings of the Sustainability Appraisal report.
	81	Paragraph 5.1	Amend paragraph 5.1 to read: This Local Plan sets a housing requirement of 58,254 <u>58,254</u> dwellings per annum over the period 2018 – 2036 (10,476,756 <u>10,476,756</u> in total). As at 31 st March 2018, 6,998 dwellings are already under construction, permitted or allocated, and, with a contingency applied to allow flexibility, the policies and allocations in this plan seek to ensure that this requirement is met. The residual need to be met is 3,478,275 <u>3,478,275</u> dwellings (before a contingency is applied).	This is a consequential change as the result of changes to policy SCLP3.1 to reflect the updated housing figures. As a consequential change this does not affect the findings of the Sustainability Appraisal report.
	16	Paragraph 2.8	Additional text at the end of paragraph 2.8: The housing need figures for the authorities in the ISPA are shown in Table 2.1. The starting point for each authority will be to meet their own housing needs within their own boundary. <u>Reflecting the agreed outcomes in the ISPA Statement of Common Ground (March 2019), where through the plan making process and adoption of a local plan, an authority is unable to</u>	The modification seeks to ensure that, in the event of demonstrable unmet need arising in the ISPA, a mechanism for reviewing housing

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			<p><u>meet its own housing need, following a comprehensive re-assessment of deliverability the ISPA Board will provide the forum to collectively consider how need can be met within the ISPA. Where this would necessitate considering spatial and policy options to plan for further growth above that planned for within this Local Plan, a review of the Local Plan would be necessary. Policy SCLP2.1 refers to immediately commencing a review of the Local Plan or the strategic policies. In the context of the production of a Local Plan, the actions related to immediately commencing a review are likely to initially entail a review of the Local Development Scheme, consideration of strategic cross boundary issues and the production and consideration of an updated evidence base.</u></p>	<p>need is embedded in the Plan. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive as the Plan still supports the delivery of housing growth across the Plan area. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM5	19	Paragraph 2.15	Modifications to paragraph 2.15:	The modification reflects the approach to the delivery of

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			<p>The provision of new and improved infrastructure is essential to ensure that the growth planned across the area is sustainable. Planning for infrastructure across the area will include schools, sustainable transport measures, improvements to the A12 and A14, improvements to other parts of the road networks and the railways. In addition to infrastructure requirements directly linked to planned growth, there are other cross-boundary projects that would help to grow and improve the economy and quality of life for the area. The Upper Orwell Crossings has been identified as a project to relieve traffic congestion around Ipswich town centre and the A14, involving the construction of three new bridges around the Ipswich docks. However, the overall estimated costs have increased and the project is currently paused. <u>Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues and the ISPA authorities agree that robust steps must be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. These include:</u></p> <ul style="list-style-type: none"> - <u>Transport infrastructure to encourage and support sustainable modes of transport</u> - <u>A Bus Quality Partnership</u> - <u>A Smarter Choices programme</u> - <u>Review of car parking and pricing strategies</u> 	<p>transport mitigation measures in the ISPA, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive as the modification embeds a positive and collaborative approach to transport mitigation measures into the plan. Therefore, the modification</p>

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			<ul style="list-style-type: none"> - <u>Review of park and ride strategy</u> - <u>Junction improvements</u> <p><u>The strategy which has been developed by Suffolk County Council identifies the costs of delivering these measures and apportionments based on impacts related to planned growth within each local planning authority area. East Suffolk Council is committed to working with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.</u></p>	<p>does not affect the findings of the Sustainability Appraisal.</p>
	20	Policy SCLP2.2	<p>Insert new paragraph at the end of Policy SCLP2.2:</p> <p><u>The Council will work with Suffolk County Council and with the other Local Planning Authorities in the Ipswich Strategic Planning Area to support, through a package of funding sources, a range of new and enhanced sustainable transport measures in and around Ipswich.</u></p>	<p>The modification reflects the approach to the delivery of transport mitigation measures in the ISPA, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With</p>

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				the modification, that effect is considered to remain double positive as the modification embeds a positive and collaborative approach to transport mitigation measures into the plan, Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	120	Paragraph 7.4	Insert new paragraph after 7.4: <u>In order to mitigate the cumulative impacts of growth in the Ipswich Strategic Planning Area on junctions and roads in and around Ipswich, and to promote healthy travel options, a package of transport measures has been identified to reduce vehicle movements. They include:</u> - <u>Transport infrastructure to encourage and support sustainable modes of transport</u> - <u>A Bus Quality Partnership</u>	The modification reflects the approach to the delivery of transport mitigation measures in the ISPA, as agreed through a SOCG with Suffolk

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<ul style="list-style-type: none"> - <u>A Smarter Choices programme</u> - <u>Review of car parking and pricing strategies</u> - <u>Review of park and ride strategy</u> - <u>Junction improvements</u> <p><u>Sustainable transport measures will therefore be expected to promote and deliver modal shift in a manner consistent with local strategies.</u></p>	<p>County Council. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive as the modification embeds a positive and collaborative approach to transport mitigation measures into the plan, Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM6	45 to 48	Table 3.5	Modifications to Table 3.5 – Anticipated housing growth by Town / Parish 2018 -2036 (Pages *** to ***) See Main Modifications document for details.	This modification corrects a previous error in Table 3.5 and reflects changes to the proposed allocation in Dennington (SCLP12.50). This is a consequential change as a result of changes to policies elsewhere in the Plan and does not in itself affect the conclusions of the Sustainability Appraisal. The impact of the relevant change to the Policy has been considered separately.

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MM7	49	Policy SCLP3.3	<p>Policy SCLP3.3: Settlement Boundaries</p> <p>Settlement Boundaries are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages. Land which is outside of Settlement Boundaries <u>and which isn't allocated for development</u> in the Local Plan and Neighbourhood Plans is defined as Countryside.</p> <p>New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan.</p> <p>New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.</p> <p>Proposals for new residential development outside of the Settlement Boundaries <u>and outside of land which is allocated for development</u> will be <u>carefully managed</u> strictly controlled in accordance with national planning policy guidance and the strategy for the Countryside.</p> <p>Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.</p>	<p>The first and second changes to the policy clarify that development outside of settlement boundaries, but within site allocation boundaries, is not considered to be development in the countryside. As the Sustainability Appraisal was written with this understanding of the policy these modifications do not affect the findings of the Sustainability Appraisal. The third change seeks to ensure consistency with national policy in</p>

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				supporting sustainable development. As the modification is a minor alteration, it does not affect the findings of the Sustainability Appraisal.
MM8	50	Paragraph 3.52	<p>Modification to paragraph 3.52:</p> <p>The Suffolk Coast is at the forefront of electricity energy generation across the country both in respect of onshore and offshore energy. It is essential that major energy infrastructure projects are delivered in a planned way which takes into account the potential impact of hosting <u>constructing, operating and decommissioning</u> large and nationally significant infrastructure in the District. The Council is committed to working in a collaborative partnership approach with the scheme promoters, local communities, Government, New Anglia Local Enterprise Partnership, service providers and public bodies to ensure the best outcomes of major energy infrastructure projects can be achieved.</p>	The modification clarifies the different stages through which major energy infrastructure projects are taken. As the change is for clarity only it does not affect the findings of the Sustainability Appraisal.
	50	Paragraph 3.53	<p>Modification to paragraph 3.53:</p> <p>The Government, through the Department for Business, Energy and Industrial Strategy is committed to the increased delivery of Nuclear Energy Provision across the country. A new</p>	The modification clarifies that works to decommission Sizewell A will

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			nuclear power station at Sizewell is a nominated site in the National Policy Statement for Nuclear Power Generation EN6 as part of this national package. Nuclear Energy has been generated at Sizewell since the 1960's and <u>the operation of the site</u> will continue beyond the plan period as a result of the <u>separate operations that take place such as the decommissioning programme at Sizewell A and the continued production at Sizewell B and at a new station.</u>	take place over and beyond the plan period. As the change is for clarity only it does not affect the findings of the Sustainability Appraisal.
	50	Paragraph 3.54	Modification to paragraph 3.54: The decisions in respect of the new power station will be taken at a national level as a Nationally Significant Infrastructure Project (NSIP) with various regulators assessing safety, security and other issues through the necessary design and construction. <u>Decisions on any other energy related projects identified as NSIPs will also be taken at a national level, taking into consideration relevant National Policy Statements.</u> The Council would be a statutory consultee in this process. However it is considered that one of the biggest development and construction programmes faced by the Council and its communities in generations should be developed alongside the overall policy framework for the District to enable the impacts and benefits to be managed, including addressing the issues of cumulative impact and outcomes of other large scale projects.	The modification clarifies that all projects qualifying as NSIPS will be determined at the national level. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.
	50	Paragraph 3.55	Modification to paragraph 3.55:	The first change clarifies the different stages

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			<p>The role of the Local Plan will be to consider the suitability of any specific proposal and the mitigation of local impacts (both positive and negative) on the communities across the District and to realise the economic benefits <u>during the construction, operation and decommissioning stages</u>. The current Sizewell site is a rural location in close proximity to the town of Leiston and other nearby settlements such as Aldringham cum Thorpe and Eastbridge. In addition the wider highway and rail network to this location is challenging. As well as the social impacts affecting the communities nearby, the environmental impacts of a site on the coast, within the Area of Outstanding Natural Beauty and close to protected landscapes such as Sizewell Marshes and Minsmere Nature Reserve, and the impact on the Suffolk Seascape will need to be assessed both during construction and beyond. <u>Impacts on the historic environment should be avoided, and if not possible, minimised. Opportunities to co-locate infrastructure may reduce impacts, and there may be opportunities to enhance the setting of assets through restoration after construction, operation and decommissioning.</u> Focus should be on prevention of impact on the natural and historic environments as opposed to compensation for the effect. Where a project involves multiple consents, developers will be expected to work collaboratively with authorities to prepare a project wide Habitats Regulations Assessment.</p>	<p>through which major energy infrastructure projects are taken. As the change is for clarity only it does not affect the findings of the Sustainability Appraisal. The second modification seeks to ensure that after decommissioning opportunities are taken to enhance the setting of affected heritage assets. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With this</p>

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				modification, that affect is now considered to be positive. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.
	50-51	Paragraph 3.56	Additional wording in paragraph 3.56: Although the provision of nuclear energy is currently prominent, the Suffolk Coast is increasingly coming under pressure to support developments associated with the off shore energy sector and linking this into the national grid, as well as inter-continental connections to enable the exchange of electricity with other countries. Investment in a variety of major energy infrastructure projects needs to be supported by infrastructure and facilities on shore and	The first change adds reference to the consideration of alternative sites outside designated areas. The Sustainability Appraisal for this

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			<p>these sectors are expected to require land to enable activities over the plan period. <u>Where new major energy projects are proposed, potential alternative sites, located outside of designated areas should be considered at an early stage.</u> Where possible companies and developers will be encouraged to work collaboratively and share infrastructure and facilities that serve other requirements to reduce any potential impacts <u>during the construction, operation and decommissioning stages of projects.</u></p>	<p>Policy identified uncertain effects on the objectives for biodiversity and landscape. With this modification, that affect is now considered to remain uncertain. The second change clarifies the different stages through which major energy infrastructure projects are taken. As the change is for clarity only it does not affect the findings of the Sustainability Appraisal.</p>
	51	Paragraph 3.57	Modification to paragraph 3.57:	The modifications seek to ensure benefits are related to impacts

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			<p>The cumulative impact of hosting a variety of major energy infrastructure facilities in the area is likely to have an impact on existing and future generations. To balance this impact a variety of local economic, environmental and community <u>mitigation and enhancement measures</u> benefits will need <u>may be required to be delivered</u> to ensure <u>proposed Major Energy Infrastructure Projects are acceptable in planning terms. an overall positive balance of outcomes for the local communities and the District. Community mitigation and enhancement could take many different forms over the plan period, but in land use terms these could be in the form of but not limited to examples such as sports facilities, meeting places, woodland planting schemes or habitat creation. Any measures proposed would need to be in accordance with the tests of for planning obligations and planning conditions set out in the National Planning Policy Framework.</u></p>	<p>arising from major energy infrastructure projects and thus to provide consistency with national policy, as agreed through a SOCG with National Grid Ventures. The Sustainability Appraisal for this Policy identified an uncertain effect on the objectives for biodiversity and landscape. With the modifications, these effects are considered to remain uncertain. Therefore, the modifications do not affect the findings of the</p>

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				Sustainability Appraisal.
	51	Paragraph 3.58	<p>Modification to paragraph 3.58:</p> <p>The timing of the Major Energy Infrastructure Projects across the District is not yet confirmed and the planning, construction, operation and decommissioning of <u>existing and future projects</u> are likely to be beyond the Local Plan period <u>but are required to have regard to the policies in the Local Plan</u>. Therefore it <u>It</u> is not possible to fully identify all the issues that may arise as a result of individual or cumulative projects for local communities and operators. As such, this will need to be kept under consideration alongside future reviews of the Local Plan.</p>	The modifications clarify that major energy infrastructure projects are by their very nature large and generally long term projects, which may operate after the end date of the Plan. These modifications are for clarity and do not therefore affect the findings of the Sustainability Appraisal report.
	51	Paragraph 3.59	<p>Modification to paragraph 3.59:</p> <p>A variety of local issues have been identified by the Council, as local planning authority, which need to be addressed in relation to Major Energy Infrastructure Projects. The Council will work with the local community, other local authorities, government agencies, service providers and</p>	This change clarifies that there may be issues not referenced in Table 3.6 that warrant

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			<p>operators to ensure the most successful outcomes are achieved. <u>Although Table 3.6 identifies a variety of issues that may not be relevant to every Major Energy infrastructure Project, it below</u> is intended to inform pre-application and early engagement discussions and provides an early view on potential constraints and opportunities across the District.</p>	<p>consideration throughout the lifecycle of such infrastructure projects. This change is for clarity and does not therefore affect the findings of the Sustainability Appraisal report.</p>
	51	Table 3.6	<p>Modification to title of Table 3.6: Table 3.6 - Themes <u>that may be relevant to the consideration of energy infrastructure proposals during the construction, operation and decommissioning stages.</u></p>	<p>This change clarifies that there may be issues not referenced in Table 3.6 that warrant consideration throughout the lifecycle of such infrastructure projects. This change is for clarity and does not therefore affect the findings of the</p>

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	51-52	Table 3.6	Modification to Table 3.6 under Environment section: <table border="1" data-bbox="660 529 1783 1323"> <thead> <tr> <th data-bbox="660 529 907 1323">Environment</th> <th data-bbox="907 529 1783 1323"> <ul style="list-style-type: none"> ■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast ■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment ■ Physical form, scale and appearance of buildings within the landscape ■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects ■ Potential impact on designated <u>heritage assets</u>, and non-designated heritage assets, and archaeological assets, and their settings, in the areas <u>within and</u> surrounding Major Energy Infrastructure Projects. ■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve ■ Impact on Suffolk Seascap ■ Impact of light pollution to nocturnal species, and on the AONB <u>and the historic environment</u> ■ Appropriate landscaping of sites after the decommissioning phases </th> </tr> </thead> </table>	Environment	<ul style="list-style-type: none"> ■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast ■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment ■ Physical form, scale and appearance of buildings within the landscape ■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects ■ Potential impact on designated <u>heritage assets</u>, and non-designated heritage assets, and archaeological assets, and their settings, in the areas <u>within and</u> surrounding Major Energy Infrastructure Projects. ■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve ■ Impact on Suffolk Seascap ■ Impact of light pollution to nocturnal species, and on the AONB <u>and the historic environment</u> ■ Appropriate landscaping of sites after the decommissioning phases 	Sustainability Appraisal report. This row within table 3.6 summarises the environment issues relevant to the consideration of energy infrastructure proposals in the Plan area. These modifications clarify the consideration of those issues and do not directly affect the content of these policies. The changes do not therefore affect the findings of the Sustainability Appraisal report.
Environment	<ul style="list-style-type: none"> ■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast ■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment ■ Physical form, scale and appearance of buildings within the landscape ■ Impact on built, historic and natural environment arising from development, operation and decommissioning of projects ■ Potential impact on designated <u>heritage assets</u>, and non-designated heritage assets, and archaeological assets, and their settings, in the areas <u>within and</u> surrounding Major Energy Infrastructure Projects. ■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve ■ Impact on Suffolk Seascap ■ Impact of light pollution to nocturnal species, and on the AONB <u>and the historic environment</u> ■ Appropriate landscaping of sites after the decommissioning phases 					

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			<ul style="list-style-type: none"> ■ <u>Habitat loss and noise disturbance for species and noise disturbance regarding the historic environment</u> ■ <u>Effect of light and dust on nature conservation sites and the historic environment</u> ■ <u>Impact on tranquillity</u> 	
	53	Policy SCLP3.4	<p>Policy SCLP3.4: Proposals for Major Energy Infrastructure Projects</p> <p>In its role either as determining authority for development under the Town and Country Planning Act, or as consultee on Nationally Significant Infrastructure Projects, the Council will take into consideration the nature, scale, extent and potential impact of proposals for Major Energy Infrastructure Projects, including cumulative impacts throughout their lifetime, including decommissioning <u>of existing plant and facilities</u>.</p> <p>The Council will work in partnership with the scheme promoter, local communities, National Grid, Government, New Anglia Local Enterprise Partnership, service providers, public bodies and relevant local authorities to ensure significant local community benefits and an ongoing legacy of the development is achieved as part of any Major Infrastructure Projects as outlined in Table 3.6.</p>	The modification to the first paragraph clarifies that decommissioning applies to existing plant and facilities. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for waste. With the modification, that effect is considered to remain neutral. Therefore, the change does not affect the findings

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			<p>Proposals for Major <u>Energy</u> Infrastructure Projects across the District and the need to mitigate the impacts arising from these will <u>have regard to</u> be considered against the following policy requirements:</p> <ul style="list-style-type: none"> a) Relevant Neighbourhood Plan policies, strategies and visions; b) Appropriate packages of local community benefit to <u>mitigate the impacts of</u> be provided by the developer to offset and compensate the burden and disturbance experienced by the local community for hosting major infrastructure projects; c) Community safety and cohesion impacts; d) Requirement for a robust Environmental Impact Assessment e) Requirement for a robust Habitats Regulations Assessment; f) <u>Requirement for a robust Heritage Impact Assessment;</u> f) g) Requirement for robust assessment of the potential impacts on the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; g) h) Appropriate flood and erosion defences, including the effects of climate change are incorporated into the project to protect the site during the construction, operational and decommissioning stages; h) i) Appropriate road and highway measures are introduced (including diversion routes) for construction, operational and commercial traffic to reduce the pressure on the local communities; 	<p>of the Sustainability Appraisal. The modifications to the third paragraph clarify that the following criteria relate to major energy infrastructure projects, as agreed through a SOCG with National Grid Ventures. As the change is for clarity it does not affect the findings of the Sustainability Appraisal. The modifications to criterion b) and j) seek to ensure consistency with the NPPF. As these changes are for clarity only</p>

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			<p>⌘ j) The development and associated infrastructure proposals <u>will seek</u> are to deliver positive outcomes for the local community and surrounding environment;</p> <p>⌘ k) Economic and community benefits where feasible are maximised through agreement of strategies in relation to employment, education and training opportunities for the local community;</p> <p>⌘ l) Measures to ensure the successful decommissioning and restoration of the site through appropriate landscaping is delivered to minimise and mitigate the environmental and social harm caused during operational stages of projects;</p> <p>⌘ m) Cumulative impacts of projects are taken into account and do not cause significant adverse impacts; and</p> <p>⌘ n) Appropriate monitoring measures during construction, operating and decommissioning phases to ensure mitigation measures remain relevant and effective.</p>	<p>they do not affect the findings of the Sustainability Appraisal. The modification to add criterion f) seeks to ensure that impacts on the historic environment arising from major energy infrastructure projects are appropriately considered. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With this change, that affect is now considered to be positive. A revised appraisal is</p>

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				included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.
MM9	55	New paragraph inserted after paragraph 3.67	<p>New paragraph added after paragraph 3.67 to read:</p> <p><u>The Habitats Regulation Assessment of this Local Plan recommends that clarity is provided in the Local Plan regarding the timely delivery of required infrastructure and treatment capabilities for phosphate, ammonia and nitrogen in order to ensure that there are no significant effects on European sites. The Cross Boundary Water Cycle Study identifies water recycling centres where treatment measures are expected to be needed to ensure that the objectives of the Water Framework Directive and the Habitats Regulation Directive are not compromised. This may also include improvements to the wider wastewater network. Anglian Water, in their role as a water company, and the Environment Agency, in their environmental</u></p>	The modification provides clarity that the Water Cycle Study has evidenced the capacity of water recycling centres across the district and recommends that development be phased in alignment with infrastructure

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			<p><u>oversight capacity, advise that phasing of development should be provided for in this respect. However, this should only be required where the size and type of development allows for phasing and where improvement works are identified. The cumulative impact of development should also be considered when determining the need for phasing.</u></p>	<p>improvements. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for water. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	56-57	Policy SCLP3.5	<p>Policy SCLP3.5 Infrastructure Provision</p> <p>The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Suffolk Constabulary, Highways England, Environment Agency, Anglian Water, Essex and Suffolk Water, UK Power Networks and the Ipswich and East Suffolk Clinical Commissioning Group to</p>	<p>The modification to the second paragraph recognises that some small scale development may not be required to contribute to infrastructure.</p>

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			<p>ensure that the growth over the plan period is supported by necessary infrastructure in a timely manner.</p> <p>Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute as necessary towards infrastructure provision to meet the needs generated.</p> <p>Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.</p> <p>Development will be expected to contribute to the delivery and enhancement of infrastructure which encourages active lifestyles and healthy communities, through on site provision where appropriate to the scale and nature of development and through CIL contributions. Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy SCLP8.2.</p> <p>In locations where there is inadequate capacity within local catchment schools development should contribute to the expansion or other measures to increase places available at the school. Where new primary schools are provided these should be in locations which are well located in relation to the catchments they will serve, and which maximise opportunities for walking and cycling to school. Development adjacent to existing schools should not compromise the ability of schools to expand to an appropriate size in the future.</p>	<p>This is a minor change to clarify the application of the policy. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for the economy. With the modification, that effect is considered to remain double positive. The modifications to the sixth paragraph seek to ensure that development provides the necessary water infrastructure in accordance with the principles of Holistic Water Management set</p>

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			<p>Development will <u>be expected to follow the principles of Holistic Water Management as set out in Policy SCLP9.7 and</u> will not be permitted where it would have a significant effect on the capacity of existing water infrastructure and follow the principles of Holistic Water Management. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and wastewater network in time to serve the development. Where there is no <u>insufficient capacity in the water recycling centre, Anglian Water will review the requirements for investment and development may will need to be phased, where necessary,</u> in order to allow <u>time for improvement works to take place, if required. The improvements shall ensure there is no breach of environmental legislations particularly in relation to the Water Framework Directive and Habitats Regulations Directive or subsequent replacements.</u> The agreed improvements should be in place before occupation of proposed dwellings in order to avoid a breach of environmental legislations.</p> <p>Development should not be permitted where the electricity supply network cannot accommodate it. Particular regard should be had to large scale employment sites, which are regarded as particularly energy intensive development. The Council will work with UK Power Networks to ensure that development proposed in this Local Plan does not conflict with the electricity supply network.</p> <p>The Council will work with the digital infrastructure industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection.</p>	<p>out in policy SCLP9.7. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for water. The modification strengthens the policy in relation to the environmental legislation and therefore that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			<p>Infrastructure relating to new developments should be designed so as not to impede or obstruct connection to antennae or masts in the local vicinity. Early engagement with the relevant digital infrastructure provider should be undertaken to avoid such a scenario.</p> <p>To support the provision of waste management infrastructure, where the size of the development allows for it 'bring sites' should be included in the design and layout of developments to encourage recycling measures and to reduce the demand on Household Waste Recycling Centres.</p>	
MM10	64	Policy SCLP4.2	<p>Policy SCLP4.2: New Employment Development</p> <p>The Council will support the delivery of new employment development to provide greater choice and economic opportunities in suitably located areas across the District. Other uses which are functionally related to the economic activity on the site and the local area will also be supported.</p> <p>Proposals for new employment development falling within use classes B1, B2 and B8 outside of existing Employment Areas but within Settlement Boundaries will be supported where these do not have an <u>unacceptable</u> adverse impact on the surrounding land use, <u>living conditions of local residents</u> and local highway network.</p>	<p>The modifications to the second paragraph and criteria a) and b) seek to ensure that proposals which adequately mitigate adverse impacts are not unreasonably restricted. The Sustainability Appraisal for this Policy identified a positive effect on the objective for quality of life. With the</p>

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			<p>Proposals for new employment development falling within use classes B1, B2 and B8 on land outside of Settlement Boundaries will be permitted where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and:</p> <ul style="list-style-type: none"> a) It would not have an <u>unacceptable</u> adverse impact on surrounding land use; and b) It <u>avoids, or adequately mitigates, any</u> would not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment. <p><u>In addition to the above, proposals for B1a office premises outside of town centres other than for small scale rural offices in accordance with Policies SCLP4.5, SCLP4.6 and SCLP4.7 on sites not allocated for employment use, should also be subject to a sequential test which demonstrates that there are no suitable and available sites within firstly town centres and then edge of centre sites to accommodate the proposal.</u></p>	<p>modification, that effect is considered to remain positive. However, the modification will require amendments to the commentary against the quality of life, biodiversity, and landscape objectives. The modification requires new B1a uses to be subject to a sequential test. This encourages new employment uses in town centres and edge of centre locations. The Sustainability Appraisal for this policy identified a neutral effect</p>

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				against the Town Centre Objectives. With this change the effect is now considered to be positive. A revised appraisal is included in this document for the Policy.
MM11	64-65	Paragraph 4.26	<p>Modification to Paragraph 4.26:</p> <p>Some employment sites by their nature have a greater impact on their local environment and the economic operations anticipated to take place on a site is an important consideration in respect of expansion and intensification of premises. Applicants will be required to demonstrate that their proposals for expansion or intensification of employment premises do not have a material harm on the environment and that any adverse impacts can be successfully mitigated. <u>In respect of B1 activities which are main town centres uses, applicants will need to demonstrate that there is no sequentially preferable land available.</u></p>	The modification seeks to ensure employment development is where possible located in sustainable locations. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for the economy. With the modification, that effect is considered to

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	65	Policy SCLP4.3	<p>Policy SCLP4.3: Expansion and Intensification of Employment Sites</p> <p>Proposals to expand, alter or make productivity enhancements to existing employment premises will be permitted unless:</p> <ul style="list-style-type: none"> a) The scale of development would cause a severe impact on the highway network; or b) There will be <u>an unacceptable adverse effect on a material harm</u> to the environmental sustainability in <u>of</u> the area; or c) The proposed use is not compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; or d) There is <u>an unacceptable adverse effect on</u> harm to the amenity and living conditions of local residents and businesses relating to matters of noise, vibration, dust and light; and e) Potential adverse impacts can not be successfully mitigated. 	The modifications to criteria b) and d) and the final paragraph seek to ensure that proposals which adequately mitigate adverse impacts are not unreasonably restricted. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for landscape. With the modification, that effect is considered to

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			Where expansion or intensification of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have an <u>unacceptable</u> impact on surrounding land uses.	remain neutral. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM12	66	Paragraph 4.32	<p>Modification to paragraph 4.32:</p> <p>National planning policy seeks to support a prosperous rural economy through the sustainable growth and expansion of businesses in the rural areas. <u>Agriculture is particularly important to the District’s economy and there is a need to enable the sector to erect new buildings, structures and infrastructure that it requires to grow, modernise and function efficiently. The Local Plan acknowledges that these buildings may need to be located in countryside locations.</u></p> <p>Across the District there are a large number of farms and rural diversification schemes on isolated sites which provide employment opportunities or which through investment, could provide new economic opportunities in the form of traditional B class industries, cultural or tourism activities. Rural Estates in the District present particular opportunities related to their long term management and diverse economic functions.</p>	The modification seeks to acknowledge the importance of agriculture to the local economy. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for the economy. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the

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				findings of the Sustainability Appraisal.
	67	Policy SCLP4.5	<p>Policy SCLP4.5: Economic Development in Rural Areas</p> <p>Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural <u>growth and</u> diversification and other land based rural businesses, will be supported</p> <p>Proposals will be supported where:</p> <ul style="list-style-type: none"> a) They accord with the vision of any relevant Neighbourhood Plan in the area; b) The scale of the enterprises accords with the Settlement Hierarchy; c) The design and construction <u>avoids, or adequately mitigates, any</u> do not have an adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment; d) Small scale agricultural diversification schemes make good use of previously developed land; <u>and</u> e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; and f) The proposal delivers additional community, cultural or tourism benefits. 	The modification to the first paragraph recognises the importance of agriculture to the local economy. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for the economy. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.

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			<p><u>Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist.</u></p> <p><u>The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and functions efficiently will be supported.</u></p>	<p>The modifications to criterion c) clarify that mitigation of adverse impacts may be acceptable. The Sustainability Appraisal for this Policy identified a positive effect on the objectives for landscape and cultural heritage. With the modifications, that effect is considered to remain positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal. The modification to remove criterion f) and</p>

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				<p>add the penultimate paragraph seeks to encourage additional community, cultural or tourism benefits where opportunities exist. As the modification does not alter the nature of the policy, it does not affect the findings of the Sustainability Appraisal. The modification to add the final paragraph seeks to ensure the agricultural industry is supported. The Sustainability Appraisal for this Policy identified a</p>

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				<p>double positive effect on the objective for the economy. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM13	68	Policy SCLP4.6	<p>Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use</p> <p>The conversion of rural buildings to employment use will be permitted where:</p> <ul style="list-style-type: none"> a) The business use is of a scale and character that is appropriate to its location in accordance with the Settlement Hierarchy; b) The proposal does not have an unacceptable impact on <u>highway safety, local roads, or the living conditions of local residents and exploits opportunities to make the location</u> 	<p>The modifications to criterion b) and g) seek to secure more appropriate policy wording. As the modifications do not alter the nature of the policy, they do not affect the findings of the Sustainability Appraisal.</p>

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			<p>more sustainable by walking, cycling or public transport and would not have an adverse effect on highway safety and the amenity of local residents;</p> <p>c) The proposal would not conflict with neighbouring uses;</p> <p>d) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings; and</p> <p>e) The design and construction <u>avoids, or adequately mitigates, any</u> do not have an adverse impact on the character of the surrounding landscape, the AONB and its setting, or harm the natural or historic environment.</p> <p>The replacement of rural buildings with employment uses will be permitted where:</p> <p>f) The proposal is of a similar size and scale to the building that is being replaced;</p> <p>g) The proposal does not have an unacceptable impact on <u>highway safety, local roads or the living conditions of local residents</u> and exploits opportunities to make the location more sustainable by walking, cycling or public transport and would not have an adverse effect on highway safety and the amenity of local residents;</p> <p>h) The proposal would not conflict with neighbouring uses;</p> <p>i) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings;</p> <p>j) The proposal would not result in a significant adverse environmental impact; and</p> <p>k) The proposal enables farm, forestry and other land-based businesses to build the buildings and infrastructure they need to function efficiently.</p>	

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MM14	70	Policy SCLP4.7	<p>Policy SCLP4.7: Farm Diversification</p> <p>Proposals for farm diversification schemes to support the continued viability of the farm will be supported where:</p> <ul style="list-style-type: none"> a) Farming activities remain the predominate use on the site; b) The proposal is of a use and scale that relates well to the setting of the existing farm; c) The proposal does not compromise highway safety to the local road network or free flow of traffic and there is adequate off road parking; d) The proposals <u>avoids, or adequately mitigates, any do not have an</u> adverse impact on the character of the surrounding area and landscape, the AONB and its setting or harm the natural or historic environment; e) The diversification is supported by detailed information and justification that demonstrates that the proposals will contribute to the viability of the farm as a whole and its continued operation; f) The diversification retains or provides additional employment for the local community; g) The proposal supports the retention or creation of jobs associated with the farm; h) The conversion of existing farm buildings is undertaken sympathetically to the traditional character of the farm; and i) The proposal does not involve permanent residential uses. 	<p>The modifications to criterion d) seek to ensure that proposals avoid or adequately mitigate adverse impacts. The Sustainability Appraisal for this Policy identified an uncertain effect on the objectives for landscape and cultural heritage. With the modification, these effects are considered to remain uncertain. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			Support will be given to farm shops which provide continued employment opportunities and sell a range of produce associated with the farm and the local area. Proposals should be of a scale which is not detrimental to the existing shopping facilities provided in nearby towns and villages.	
MM15	75	After Paragraph 4.62	<p>Add new paragraph after paragraph 4.62 to read:</p> <p><u>In primary shopping areas, the policy aims to ensure a dominant retail appearance which supports high levels of footfall. As such the policy restricts proposals which would undermine this approach and result in concentrations of non A1 uses. In coming to a view as to whether a proposal would result in a concentration of non A1 uses, using Table 4.1 as a baseline, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of non A1 uses.</u></p>	The modification clarifies how the Council will come to a view as to whether a proposal would result in a concentration of non A1 uses. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for town centre vitality and viability. With the modification, that effect is considered to remain double

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				positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM16	85	Paragraph 5.25	<p>Amend paragraph 5.25 to read:</p> <p><u>A 'close group' of dwellings adjacent to an existing highway, is one where the dwellings are considered to be adjacent to each other, and not separated by extensive open areas. There may, for example, be garden space or other buildings between dwellings however separation by fields or open land would not constitute a close group.</u> Criterion (c) in Policy SCLP5.4 sets out policy regarding the characteristics of the location of sites in relation to surrounding development. In considering whether a proposal would be acceptable under criterion (c), adjacent development on two sides can include circumstances where the site is separated from existing development by the highway. The adjacent development on two sides must extend along the entirety of the proposed site.</p>	The modification clarifies the definition of a 'close group' to ensure that it is easily understood and can be easily implemented. As the modification does not relate to any of the Sustainability Appraisal objectives it does not affect the findings of the Sustainability Appraisal.

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	86	Policy SCLP5.4	<p>Policy SCLP5.4: Housing in Clusters in the Countryside</p> <p>Proposals for new dwellings within ‘clusters’ in the countryside will be supported where:</p> <ul style="list-style-type: none"> a) The proposal is for up to three dwellings within a cluster of five or more dwellings; Or The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village; And b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides; c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape. 	<p>The first modification seeks to ensure that well planned schemes are not unreasonably obstructed from gaining permission. As the modification does not relate to any of the Sustainability Appraisal objectives, it does not affect the findings of the Sustainability Appraisal. The second modification clarifies the most appropriate reference to landscape character. The Sustainability Appraisal for this</p>

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			<p>Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that the scheme has the support of the local <u>meaningful and effective community engagement has taken place in the development of the scheme</u> and that the mix of dwellings proposed would meet locally identified needs.</p> <p>Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas, <u>and the Area of Outstanding Natural Beauty</u>, and special qualities and <u>Consideration will also need to be given to the</u> features of Landscape Character Areas in accordance with Policy SCLP10.4.</p> <p>The cumulative impact of proposals will be a consideration in relation to the criteria above.</p> <p>A 'cluster' in the context of this policy:</p> <ul style="list-style-type: none"> ■ Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and ■ Contains 5 or more dwellings. 	<p>Policy identified a positive effect on the objective for landscape. With this modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM17	91	Paragraph 5.38 and Table 5.1	<p>Amend paragraph 5.38 and Table 5.1:</p> <p>The SHMA provides conclusions on the size of property needed in each tenure for the District as a whole, and this part of the SHMA has been updated in 2018<u>2019</u> to reflect the disaggregation of the housing need figure calculated using the national standard methodology.</p>	<p>The first and penultimate modifications clarify that the SHMA has been most recently</p>

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			<p>Evidence shows that this varies between tenure, but that overall there is a need for all sizes of property and that across all tenures there is a need for at least 40% to be 1 or 2 bedroom properties. Consultation feedback suggests a relatively high level of demand for smaller properties, particularly those to meet the needs of first time buyers or those looking to downsize. At present, around 30% of all properties in the District are 1 or 2 bedrooms, and therefore the need for 40% of new dwellings over the Plan period should not be underestimated. To ensure that smaller properties are delivered, and in particular recognising the issues around affordability and the potential demand for properties for downsizing due to the ageing population, <u>a particular focus on smaller properties has been identified.</u> Policy SCLP5.8 includes a requirement for at least 40% of new dwellings to be 1 or 2 bedroom properties. It should be noted that the requirements in Table 5.1 below relate to District level need. It is acknowledged that, depending on the character of the surrounding area, some sites may present a greater opportunity to secure smaller properties and consideration will therefore be given to surrounding densities and character in this respect.</p> <p><i>Table 5.1 District-wide housing need by size, source: Strategic Housing Market Assessment Part 2 (Update 20182019)</i></p> <table border="1" data-bbox="658 1150 1780 1396"> <thead> <tr> <th data-bbox="658 1150 1151 1201">Number of bedrooms</th> <th data-bbox="1151 1150 1780 1201">Percentage of District wide need³⁸</th> </tr> </thead> <tbody> <tr> <td data-bbox="658 1201 1151 1252">1</td> <td data-bbox="1151 1201 1780 1252">12%</td> </tr> <tr> <td data-bbox="658 1252 1151 1303">2</td> <td data-bbox="1151 1252 1780 1303">29%</td> </tr> <tr> <td data-bbox="658 1303 1151 1355">3</td> <td data-bbox="1151 1303 1780 1355">27% 25%</td> </tr> <tr> <td data-bbox="658 1355 1151 1396">4+</td> <td data-bbox="1151 1355 1780 1396">33%</td> </tr> </tbody> </table>	Number of bedrooms	Percentage of District wide need ³⁸	1	12%	2	29%	3	27% 25%	4+	33%	<p>updated in 2019. As these modifications are for clarity only and do not alter the nature of the policy, they do not affect the findings of the Sustainability Appraisal. The second modification clarifies that policy SCLP5.8 has been amended to remove reference to 5 or more dwellings. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these modifications,</p>
Number of bedrooms	Percentage of District wide need ³⁸													
1	12%													
2	29%													
3	27% 25%													
4+	33%													

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				<p>that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal. The modification to the table clarifies that the 2019 update to the SHMA resulted in a slight change to the evidenced need for 3 bed dwellings. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these</p>

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				modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
	92	Paragraph 5.40	<p>Modification to paragraph 5.40:</p> <p><u>There may be circumstances where there is Other evidence of local housing needs which may include the Housing Register or a housing needs survey carried out by a Town or Parish Council, Neighbourhood Plan group or other organisation, however this would be and this may form a material consideration to be considered alongside the conclusions of the SHMA which sets out the need at the District level. Any alternative assessment of local need would need to be viewed in the context that new housing development is contributing to the District wide need and not just to the needs of the Town or Parish where the development is proposed.</u></p>	The modifications clarify that other evidence of local housing needs may be a material consideration alongside consideration of the SHMA or subsequent equivalent. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for

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				housing. With these modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
	92	Paragraph 5.41	<p>Modification to paragraph 5.41:</p> <p>The SHMA highlights that within the Ipswich Strategic Planning Area the population of those aged over 65 is projected to increase by 57.8%<u>46.3%</u> between 2014-2018 and 2036. The East Suffolk Housing Strategy recognises that there are an increasing number of older people living in housing that is too large or is not suited to their mobility needs. It states that there is a need for more housing to be adapted to make it accessible and for more specialist housing for older people, including higher level support for people with severe mobility problems, chronic physical health conditions and dementia. The development of new housing provides an opportunity to design-in such considerations. Provision of smaller, more suitable, accommodation may result in more of the existing larger properties becoming available.</p>	The modifications reflect the updated housing need figures. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these modifications, that effect is considered to

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				remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
	92	After paragraph 5.41	<p>Addition of new paragraphs after paragraph 5.41:</p> <p><u>The Local Plan seeks to address the housing needs of older people in a number of ways. Whilst the unrestricted existing housing stock, in practice, forms part of the supply of future housing for older people the Plan recognises that due to the increasingly ageing population there is a need to ensure that new development provides for housing that will more specifically meet the needs for accommodation for older people. By 2036 it is projected that there will be 40,916 older person households (gross) in the Suffolk Coastal area. The types of accommodation needed for older person households, derived from the Long Term Balancing Housing Markets model and Strategic Housing for Older People tool as referenced in the SHMA, are set out in Table 5.2 below. It is evident that the majority of older people will require general housing.</u></p> <p><u>Table 5.2: Type of accommodation required for older person only households in Suffolk Coastal in 2036 (gross)</u></p>	The modifications quantify the housing need for older people and detail the role that certain sizes of development proposals will play in helping to meet the housing need for older people. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these modifications,

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			<table border="1"> <thead> <tr> <th rowspan="2">Size of home</th> <th colspan="3">Market</th> <th colspan="3">Affordable</th> </tr> <tr> <th>General housing</th> <th>Sheltered housing</th> <th>Enhanced sheltered/ Extra care housing</th> <th>General housing</th> <th>Sheltered housing</th> <th>Enhanced sheltered/ Extra care housing</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>3,163</td> <td>1,269</td> <td>253</td> <td>1,953</td> <td>749</td> <td>216</td> </tr> <tr> <td>2 bedrooms</td> <td>8,177</td> <td>224</td> <td>17</td> <td>2,453</td> <td>65</td> <td>4</td> </tr> <tr> <td>3 bedrooms</td> <td>15,690</td> <td>-</td> <td>-</td> <td>501</td> <td>-</td> <td>-</td> </tr> <tr> <td>4+ bedrooms</td> <td>3,817</td> <td>-</td> <td>-</td> <td>0</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total in households</td> <td>30,847</td> <td>1,493</td> <td>270</td> <td>4,907</td> <td>814</td> <td>220</td> </tr> <tr> <td>Residential care</td> <td colspan="3">1,618</td> <td colspan="3">747</td> </tr> </tbody> </table>				Size of home	Market			Affordable			General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	General housing	Sheltered housing	Enhanced sheltered/ Extra care housing	1 bedroom	3,163	1,269	253	1,953	749	216	2 bedrooms	8,177	224	17	2,453	65	4	3 bedrooms	15,690	-	-	501	-	-	4+ bedrooms	3,817	-	-	0	-	-	Total in households	30,847	1,493	270	4,907	814	220	Residential care	1,618			747			that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
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			<p><u>In reflection of the extent of need for older persons accommodation, Policy SCLP5.8 references that housing development over the plan period will contribute to the significant need for accommodation for older people and that all housing development of ten or more dwellings should demonstrate how it will contribute to meeting the needs of older people. It is acknowledged that on smaller sites (below 50 dwellings) the provision of specialist accommodation (sheltered and extra care) is less likely to be feasible and the Council would therefore expect that the needs for older persons housing to be addressed through provision of M4(2) and M4(3) housing and other forms of housing as set out in paragraph 5.44, as part of the housing mix. On larger sites (of 50 or more dwellings) the Council would expect that, in meeting this policy requirement, consideration is given to needs for specialist housing and that this is addressed where feasible.</u></p> <p><u>Reflecting the opportunities provided by sites to deliver on the wider objectives set out in paragraph 5.45, a number of site allocations within the Local Plan contain a policy criteria specifying that the mix of housing provided should include housing to meet the needs of older people. It is expected that development coming forward on these allocations would, as an integral part of the development, include housing such as the types set out in paragraph 5.44 below and on larger allocations would consider and address needs for specialist accommodation where feasible as part of meeting this requirement.</u></p>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p><u>The allocations which contain a specific requirement to include housing to meet the needs of older people are:</u></p> <p><u>SCLP12.3 North Felixstowe Garden Neighbourhood</u></p> <p><u>SCLP12.4 Land North of Conway Close and Swallow Close, Felixstowe (includes a specific reference to bungalows)</u></p> <p><u>SCLP12.5 Land at Brackenbury Sports Centre</u></p> <p><u>SCLP12.25 Suffolk Police HQ, Portal Avenue, Martlesham</u></p> <p><u>SCLP12.29 South Saxmundham Garden Neighbourhood</u></p> <p><u>SCLP12.33 Land at Woodbridge Town Football Club</u></p> <p><u>SCLP12.43 Land South of Forge Close between Main Road and Ayden, Benhall</u></p> <p><u>SCLP12.46 Land behind 15 St Peters Close, Charsfield (includes a specific reference to bungalows)</u></p> <p><u>SCLP12.49: Land off Laxfield Road, Dennington</u></p> <p><u>SCLP12.50: Land to the South of Eyke CoE Primary School and East of the Street, Eyke</u></p>	

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report						
			<p><u>SCLP12.51: Land to the West of Chapel Road, Grundisburgh</u></p> <p><u>SCLP12.57: Land North of Mill Close, Orford (includes specific reference to bungalows)</u></p> <p><u>SCLP12.58: Land adjacent to Swiss Farm, Otley</u></p> <p><u>SCLP12.60: Land between High Street and Chapel Lane, Pettistree</u></p> <p><u>SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin</u></p> <p><u>SCLP12.68 Land West of B1125, Westleton</u></p>							
	92	Paragraph 5.42	<p>Modifications to Paragraph 5.42 and insertion of new paragraph after paragraph 5.42:</p> <p>The SHMA includes an assessment of the needs for specialist accommodation <u>for older people</u> (sheltered housing, enhanced sheltered housing and extra care housing) and identifies a need for a total of 1,287 units by 2036. The SHMA also identifies a need for a further 1,118 spaces in Registered Care (nursing and residential care homes) over the plan period. <u>These needs are set out in Table 5.3 below, and have been further disaggregated between market and affordable needs.</u></p> <p><u>Table 5.3: Net need for specialist accommodation in Suffolk Coastal (2016 – 2036)*</u></p> <table border="1" data-bbox="658 1321 1776 1385"> <thead> <tr> <th data-bbox="658 1321 815 1385"></th> <th data-bbox="815 1321 1263 1385"><u>Market</u></th> <th data-bbox="1263 1321 1776 1385"><u>Affordable</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="658 1385 815 1385"></td> <td data-bbox="815 1385 1263 1385"></td> <td data-bbox="1263 1385 1776 1385"></td> </tr> </tbody> </table>		<u>Market</u>	<u>Affordable</u>				<p>The modifications quantify the housing needs for older people, as evidenced in the SHMA, and details the role that certain allocations will play in helping to meet the housing need for older people. The Sustainability Appraisal for this Policy identified a</p>
	<u>Market</u>	<u>Affordable</u>								

	<u>Residential care</u>	<u>Sheltered housing</u>	<u>Enhanced sheltered/ Extra care housing</u>	<u>Residential care</u>	<u>Sheltered housing</u>	<u>Enhanced sheltered/ Extra care housing</u>	
<u>Number of units</u>	<u>694</u>	<u>891</u>	<u>247</u>	<u>424</u>	<u>95</u>	<u>53</u>	double positive effect on the objective for housing. With these modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
<p>However, traditional forms of provision may not always match modern demands and although the specialist housing market sector addresses a wide variety of needs it is considered that some of this need will be met through the provision of non-specialist housing, and therefore it is important that the mix of housing helps to address these needs. Provision for sheltered and extra care housing and registered care will be secured through larger residential allocations where feasible, as part of a mix of housing types.</p> <p><u>It is expected that the two Garden Neighbourhoods, which form a central part of the strategy of the Local Plan, will deliver an element of specialist housing through reference in the policies to the provision of housing to meet the needs of vulnerable people. Land is also allocated under Policy SCLP12.27 Land rear of Rose Hill, Aldeburgh for the development of a care home alongside residential dwellings. Policy SCLP5.8 supports the provision of sheltered and extra care housing where this incorporates a mix of tenures to meet an identified need. Policy SCLP5.11 Affordable Housing on Exception Sites also provides opportunities for the delivery of affordable specialist accommodation on sites outside of but adjacent or well related to Settlement Boundaries.</u></p> <p><u>* Note that figures may not sum due to rounding</u></p>							

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	92-93	Paragraph 5.43	<p>Modifications to paragraph 5.43:</p> <p>In 2015, the Government introduced two new ‘optional’ Building Regulations standards relating to accessible dwellings, which set standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessible dwellings (Part M4(3)) which are over and above the minimum requirements³⁹. Local authorities can apply these optional standards by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of 3,120 people over 65 in Suffolk Coastal with a limiting long term illness by 2030. Considered alongside the number of adaptations made annually to the existing stock⁴⁰ and the scale of projected growth in population aged over 65, it is considered that there is a clear need for a significant proportion of new dwelling stock to be built to higher accessible and adaptable standards. Such dwellings are not only beneficial to older people but may also help to meet the needs of other groups for example families with young children. <u>Alongside expecting developments of 10 or more non-specialist dwellings to demonstrate how needs for older people are met, the policy therefore requires at least 50% of dwellings in developments of 10 non-specialist dwellings or more to meet the requirements of Part M4(2). This includes developments incorporating specialist and non-specialist dwellings where 10 or more non-specialist dwellings are proposed. In recognition of the types of needs being met by specialist accommodation, the policy expects that all specialist accommodation would meet the requirements for M4(2) dwellings.</u> Whilst the Council will support the development of dwellings built to the wheelchair accessible standard, a requirement for these will not be set as the needs for them will be specific to individual circumstances. This approach also supports the Joint</p>	<p>The modifications seek to ensure that development not including specialist accommodation contribute to meeting the housing needs for older people. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			Health and Wellbeing Strategy for Suffolk which identifies the provision of greater choice and innovation in housing for those with disabilities as one of its priorities, and the East Suffolk Housing Strategy which identifies a need for more accessible accommodation.	Sustainability Appraisal.
	93	Paragraph 5.44	<p>Modification to paragraph 5.44:</p> <p><u>In addition to specialist accommodation, there is a range of types of housing that may be particularly well suited to the older population, but and which</u> may also help to improve choice in the housing stock across the District more generally. The Council will support innovative schemes which seek to create integrated communities and will expect developers to consider whether such types of housing would be feasible depending on the site size and location. Examples of housing types and design which may contribute to providing a mix of housing choices for older people could include those set out below, however it is not the intention that these would routinely be limited to occupation by older people and they may also suit the needs of others. Types of housing which could be suitable for older people include:</p> <ul style="list-style-type: none"> ■ Almshouses – housing provided by charities at a low rent, usually for older people; ■ Cohousing – community led schemes whereby residents share some spaces / facilities; ■ Bungalows/<u>level access homes</u>, including dormer bungalows provided there is adequate living accommodation (i.e. bedroom(s) and bathroom(s)) on the ground floor; ■ Smaller properties, but which have larger than standard living and storage space; 	The modifications clarify that specialist housing and level access homes are suitable for older people. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With these modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<ul style="list-style-type: none"> ■ Provision of shared or smaller garden/outdoor spaces. 	Sustainability Appraisal.
	93	Paragraph 5.46	<p>Modification to paragraph 5.46: To achieve a greater mix of housing types, the starting point will be that all developments of 5 or more residential units will be expected to provide a mix of house types and sizes. The Council will expect applicants to relate needs to the SHMA and/or to an assessment of local need where the methodology and scope for this is agreed with the Council.</p>	<p>The removal of this paragraph is part of a package of changes to the policy which still seek to provide for a mix of housing to meet needs. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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				Sustainability Appraisal.
	94	Policy SCLP5.8	<p>Policy SCLP5.8: Housing Mix</p> <p><u>Proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment, or latest equivalent assessment.</u></p> <p><u>New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location, reflecting where feasible the identified need, particularly focusing on smaller dwellings (1 and 2 bedrooms).</u></p> <p>Proposals for new housing development will be expected to reflect the mix and type of housing needs identified in the Strategic Housing Market Assessment or other evidence of local needs as supported by the Council.</p> <p>Proposals for 5 or more units should provide for a mix of sizes and types based upon table 5.1, and should provide for at least 40% to be 1 or 2 bed properties.</p> <p><u>To contribute towards meeting the significant needs for housing for older people, proposals for ten or more dwellings should demonstrate how the development will contribute to meeting the needs of older people.</u></p>	<p>The modifications to add the first two paragraphs and remove the following two paragraphs seek to future proof the policy by making reference to subsequent SHMA evidence and remove a requirement or schemes of 5 or more units. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double</p>

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			<p>On proposals of 10 units or more <u>non-specialist dwellings</u> at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population. <u>All specialist dwellings will be expected to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Only in exceptional circumstances would a lower percentage of M4(2) dwellings be permitted. In such circumstances applicants would need to demonstrate that provision is either unfeasible or unviable and that the development incorporates alternative measures to enhance accessibility and adaptability where possible.</u></p> <p>Sheltered and extra-care housing will be supported where the scheme incorporates a mix of tenures and sizes to meet an identified need.</p> <p>Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where this is supported by evidence.</p>	<p>positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modifications to add the third paragraph and amend the fourth paragraph seek to ensure the housing needs for older people are considered and delivered. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing and a positive effect on the objective for health. With these modifications,</p>

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				these effects are considered to remain double positive and positive, respectively. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.
MM18	97	Paragraph 5.60	<p>Amend paragraph 5.60 to read:</p> <p>The Strategic Housing Market Assessment update carried out in 20182019 identifies that of the total housing need across the District 10.4%10.2% should be for social rent / affordable rent, 6.3%7.0% should be for shared ownership and 4.1%4.6% should be for Starter Homes / discounted home ownership. In recognition that market schemes below 10 dwellings will not need to provide affordable housing, it is appropriate that the proportion required on sites of ten or more dwellings makes a greater contribution to the overall District wide need. The National Planning Policy Framework requirement for 10% of homes on major development to be for affordable home ownership will be considered alongside the conclusions of the Strategic Housing Market Assessment and other evidence of local need on a case by case basis.</p>	The modification clarifies for the housing need in relation to the 2014-based household projections. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.

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	97	Paragraph 5.61	<p>Amend paragraph 5.61 to read:</p> <p>The Strategic Housing Market Assessment, included some analysis of Starter Homes and discounted market housing to identify their potential role in meeting housing needs. The Strategic Housing Market Assessment concluded that these tenures would most likely be suitable for those who currently reside in the private rental sector and concluded that there would be an indicative demand for 642<u>390</u> dwellings in these tenures. The provision of Starter Homes and discounted home ownership should not therefore be made at the expense of shared ownership and social / affordable rent. Further, as Starter Homes are not required to remain as such in perpetuity, policy needs to consider the longer term appropriateness of market housing in locations where Starter Homes are supported.</p>	The modification clarifies the housing demand for Starter Homes and discounted market housing in relation to the 2014-based household projections. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.
	97	Paragraph 5.62	<p>Modifications to Paragraph 5.62:</p> <p>In exceptional circumstances where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability. In line with the National Planning Policy Framework, viability assessments will be made publicly</p>	The modification explains that developments of solely brownfield flattened schemes may not be able to viably provide policy SCLP5.10 compliant affordable housing, and that all schemes

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			<p>available. Guidance on viability assessments is contained in Appendix G. <u>The Council’s Whole Plan Viability Study (January 2019) identified a series of site and development typologies that are common across the District. The Study shows that solely flatted developments on brownfield sites may not be viable when meeting the policy requirement for affordable housing. Schemes which propose a mix of unit type, will be assessed as a whole to determine the level of affordable housing to be provided. Where at the planning application stage provision of affordable housing in accordance with Policy SCLP5.10 is considered by an applicant to not be viable the Council would require demonstration of this through a viability assessment following the guidance contained in Appendix G.</u> In determining whether a site has capacity for more than ten units, consideration will be given to the potential developable area of a site and an appropriate density for development that accords with Policy SCLP11.1 Design Quality. The National Planning Policy Framework states that where vacant buildings are being re-used or redeveloped an affordable housing contribution should be reduced by a proportionate amount.</p>	<p>unable to viably provide policy compliant affordable housing must demonstrate this through viability evidence. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Although the change is likely to affect the delivery of affordable housing, there are relatively few brownfield schemes in</p>

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				District and therefore the impact on delivery will be limited. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	98	Policy SCLP5.10	<p>Policy SCLP5.10: Affordable Housing on Residential Developments</p> <p>Proposals for residential development with capacity for ten units or more or sites of 0.5ha or more will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need, <u>including needs for affordable housing for older people</u>.</p> <p>Proposals which provide a higher amount of affordable housing than that set out above will also be permitted.</p> <p>Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.</p> <p>Provision is expected to be made on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may</p>	The modification to the first paragraph clarifies that the affordable housing needs for older people should be assessed in relation to affordable housing need on residential developments. The Sustainability Appraisal for this Policy identified a double positive

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			<p>be agreed that a commuted sum could be paid towards provision of affordable housing outside of the site.</p> <p>In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing. <u>The requirement for affordable housing does not apply to developments which are solely brownfield flattened schemes. In schemes with a mix of housing types the affordable housing provision will be assessed as a whole.</u></p> <p>Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and viability assessment.</p>	<p>effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to the penultimate paragraph explains that viability evidence for the Plan identified that affordable housing is not considered viable for developments which are solely brownfield flattened</p>

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				<p>schemes. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Although the change is likely to affect the delivery of affordable housing, there are relatively few brownfield schemes in District and therefore the impact on delivery will be limited. Therefore, the modification does not affect the</p>

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				findings of the Sustainability Appraisal.
MM19	100	Policy SCLP5.11	<p>Policy SCLP5.11: Affordable Housing on Exception Sites</p> <p>Proposals for the development of affordable housing in the countryside will be permitted where:</p> <ul style="list-style-type: none"> a) It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan, or through development within the Settlement Boundary; b) The scheme is adjacent or well related to an identified Settlement Boundary or a cluster of houses in the countryside (as defined in Policy SCLP5.4); c) The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need, <u>including needs for affordable housing for older people</u>; and d) The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement or cluster and not lead to settlement coalescence. <p>A limited amount of market housing will be permitted as part of affordable housing development in the countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing</p>	<p>The modification seeks to ensure the needs of older people are considered in relation to the provision of affordable housing. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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			<p>element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment. The amount of market housing on the site should be no more than one third of the dwellings on the site.</p> <p>Where Starter Homes are proposed, these should form part of a mix of tenures on the site.</p> <p>Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.</p>	Sustainability Appraisal.
MM20	101	Policy SCLP5.12	<p>Policy SCLP5.12: Houses in Multiple Occupation</p> <p>Proposals for Houses in Multiple Occupation will be supported within Settlement Boundaries where:</p> <ul style="list-style-type: none"> a) There is no adverse impact on the character of the dwelling or the surrounding area; b) Provision can be made for sufficient parking <u>and where the dwelling is, or can be made to be, accessible to public transport services and main employment and service centres on foot and by cycle; and</u> or the dwelling is served by good public transport or walking/cycling links which connect the dwelling to main employment and service centres; and c) Any extensions necessary are in accordance with the Council’s design policies. 	The modification seeks to ensure houses in multiple occupation are accessible via public transport services, and can access main employment and service centres on foot and cycle. The Sustainability Appraisal for this Policy identified a positive effect on

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				the objective for transport. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM21	101	Paragraph 5.73	<p>Modifications to Paragraph 5.73:</p> <p>In order to ensure that annexes remain as such and are not sold, let or used as independent dwellings, occupation will be limited by way of a condition or planning obligation <u>in accordance with national policy for planning conditions and planning obligations. The use of such conditions will ensure that annexes are not used as dwellings in locations, or under circumstances, where a new dwelling would not usually be permitted. In particular, the creation of an annex should not lead to the creation of a new home in the countryside that would not be permitted under Policy SCLP5.3.</u> Particular care will be taken in respect of residential annexes to ensure that, through design and/or planning conditions, annexes are not able to be separated from the main building in order to create a separate dwelling. <u>Where an annex is proposed as an extension, its later incorporation into the host dwelling should not lead to the creation of two dwellings.</u></p>	The modifications seek to ensure that residential annexes are not occupied as separate dwellings and planning permissions will be limited in this regard by condition or obligation. As the modifications do not relate to any of the Sustainability

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				Appraisal objectives they do not affect the findings of the Sustainability Appraisal.
	102	Policy SCLP5.13	<p>Policy SCLP5.13: Residential Annexes</p> <p>An annex to an existing dwelling will be supported where:</p> <ul style="list-style-type: none"> a) The annex is smaller in scale and clearly ancillary to the host dwelling; b) The proposal does not involve the physical separation of the residential curtilage; c) No separate access is required; d) The annex is either an extension or is well related to the host dwelling; e) In the case of a new build annex, it is not feasible to create the annex through an extension or the conversion of an outbuilding; f) There is sufficient off-road parking; and g) There is no significant adverse effect on the landscape or visual amenity. <p><u>Conditions or planning obligations will be applied to limit occupation to use as an annex and to prevent future use as a separate dwelling in accordance with national policy for planning conditions and obligations. and w</u>Where an annex is proposed as an extension, it should be</p>	The modifications seek to ensure the use of conditions or obligations is in accordance with national policy for planning conditions and obligations. As the modifications do not relate to any of the Sustainability Appraisal objectives, they do not affect the findings of the Sustainability Appraisal.

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			designed in a way which will enable it to be incorporated into the host dwelling when no longer required.	
MM22	104	Paragraph 5.81	<p>Amend paragraph 5.81 to read:</p> <p>In addition to planning permission, some works may also require consent from the Marine Management Organisation and/or the Crown Estate, <u>or Natural England</u>. The advice of the Environment Agency in relation to potential risk from flooding, <u>and the advice of Natural England in relation to the Habitat Regulations</u> will be considered. Works in, under, over or within 8 metres from a fluvial main river and from any flood defence structure or culvert may also require an environmental "Flood Risk Activity" permit from the Environment Agency.</p>	The modifications provide clarity as to the roles of certain organisations in the consenting of development. As the modifications provide clarity only, they do not affect the findings of the Sustainability Appraisal.
MM23	106	Paragraph 5.90	<p>Modifications to paragraph 5.90 and insertion of new paragraph after paragraph 5.90:</p> <p>The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney (2017) identifies Suffolk Coastal as ‘unique’ in the eastern region in that it has a relatively stable population of New Age Travellers and concludes that there is a need for 15 permanent Gypsy and Traveller pitches⁴² over the period 2016 – 2036. The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area. This need relates</p>	The modifications provide further clarity as to the specific accommodation requirements for gypsies, travellers and travelling showpeople over the plan period. The Sustainability

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			<p><u>largely to the unauthorised nature of sites on which the existing population of New Travellers reside. The need over the period 2016 – 2036 is set out below.</u></p> <p><u>Table 5.4: Needs for permanent pitches</u></p> <table border="1" data-bbox="658 608 1798 938"> <thead> <tr> <th data-bbox="658 608 904 842"></th> <th data-bbox="904 608 1055 842"><u>Existing provision (2016)</u></th> <th data-bbox="1055 608 1205 842"><u>Additional need 2016 - 2021</u></th> <th data-bbox="1205 608 1355 842"><u>Additional need 2021 - 2026</u></th> <th data-bbox="1355 608 1505 842"><u>Additional need 2026 - 2031</u></th> <th data-bbox="1505 608 1655 842"><u>Additional need 2031 - 2036</u></th> <th data-bbox="1655 608 1798 842"><u>Total additional need 2016 - 2036</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="658 842 904 938"><u>Permanent pitches</u></td> <td data-bbox="904 842 1055 938"><u>0</u></td> <td data-bbox="1055 842 1205 938"><u>12</u></td> <td data-bbox="1205 842 1355 938"><u>1</u></td> <td data-bbox="1355 842 1505 938"><u>1</u></td> <td data-bbox="1505 842 1655 938"><u>1</u></td> <td data-bbox="1655 842 1798 938"><u>15</u></td> </tr> </tbody> </table> <p>⁴² Area on a site developed for a family unit to live</p> <p><u>The Accommodation Needs Assessment identified that the need for 10 of the 15 pitches relates to existing developments being unauthorised. National Planning policy for Traveller Sites sets out the Government’s aim to reduce the number of unauthorised developments. In this respect, the Council will engage with the relevant landowners and occupants with a view to establishing a way in which appropriate use of the site can be regularised. On this basis it is identified that over the Plan period there is a need for a further 5 new pitches.</u></p>		<u>Existing provision (2016)</u>	<u>Additional need 2016 - 2021</u>	<u>Additional need 2021 - 2026</u>	<u>Additional need 2026 - 2031</u>	<u>Additional need 2031 - 2036</u>	<u>Total additional need 2016 - 2036</u>	<u>Permanent pitches</u>	<u>0</u>	<u>12</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>15</u>	<p>Appraisal for this Policy identified a positive effect on the objective for housing. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	<u>Existing provision (2016)</u>	<u>Additional need 2016 - 2021</u>	<u>Additional need 2021 - 2026</u>	<u>Additional need 2026 - 2031</u>	<u>Additional need 2031 - 2036</u>	<u>Total additional need 2016 - 2036</u>												
<u>Permanent pitches</u>	<u>0</u>	<u>12</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>15</u>												

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	106	After paragraph 5.90	<p>Insertion of new paragraph after paragraph 5.90 and associated new paragraph (including existing last sentence of 5.90):</p> <p>The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area. <u>The Council is working with other authorities across Suffolk to deliver the need for short stay stopping sites, as set out in the East Suffolk Private Sector Housing Strategy (2019 – 2023).</u></p>	<p>The modification clarifies the current position in relation to short stay stopping sites. As this modification is for clarity and does not alter the nature of the policy, it does not affect the findings of the Sustainability Appraisal.</p>
	106	Paragraph 5.91	<p>Amend paragraph 5.91 to read as follows and include a new table:</p> <p>The District also has one, long-established Travelling Showpersons site. The Accommodation Needs Assessment identifies a need for 4<u>2</u> plots for Travelling Showpeople in Suffolk Coastal over the period 2016 - 2036. <u>The need over the period 2016 – 2036 is set out below.</u></p> <p><u>Table 5.5 Needs for plots for Travelling Showpeople</u></p>	<p>The modifications provide further clarity as to the specific accommodation requirements for gypsies, travellers, and travelling showpeople. The Sustainability Appraisal for this Policy identified a positive effect on</p>

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				<u>Existing provision (2016)</u>	<u>Additional need 2016 - 2021</u>	<u>Additional need 2021 - 2026</u>	<u>Additional need 2026 - 2031</u>	<u>Additional need 2031 – 2036</u>	<u>Total additional need 2016 – 2036</u>	the objective for housing. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
			<u>Travelling Showpeople plots</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	
	107	Policy SCLP5.17	<p>Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople</p> <p><u>The Council will support the provision of permanent sites for Gypsies and Travellers and Travelling Showpeople, to meet the needs identified through the 2017 Accommodation Needs Assessment as set out below:</u></p> <p>a) <u>Provision of 5 new pitches to meet the needs for permanent accommodation for Gypsies and Travellers;</u></p> <p>b) <u>Provision of 2 plots to meet the needs for Travelling Showpeople.</u></p> <p><u>The Council will work with other Councils across Suffolk to deliver identified needs for short stay stopping sites, including the delivery of one short stay stopping site within East Suffolk.</u></p>							The modifications to add text to the beginning of the policy provide clarity as to the specific accommodation requirements for gypsies, travellers, and travelling showpeople. The Sustainability Appraisal for this Policy identified a positive effect on the objective for

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			<p>Sites for Gypsies and Travellers and Travelling Showpeople will be permitted where:</p> <ul style="list-style-type: none"> a) <u>c</u>) The proposed occupants meet the definition of ‘Gypsies and Travellers’ or ‘Travelling showpeople’ as set out in ‘Planning Policy for Traveller Sites’ (2015) (or subsequent revisions); b) <u>d</u>) The site is within, adjacent to or well related to a Major Centre, Town, Large Village or Small Village. Where the requirement for a site is linked to the education or health needs of the occupants the site must be well related to locations where these services are provided; c) <u>e</u>) The site is capable of being provided with mains water and adequate sewage/waste disposal provision (including the storage of waste prior to disposal); d) <u>f</u>) The site is acceptable in terms of highway safety; e) <u>g</u>) The site is designed so as to minimise visual impact on the surrounding area and landscape character, and does not dominate the nearest settled community; f) <u>h</u>) The site is not located in flood zone 2 or flood zone 3; g) <u>i</u>) Any industrial, retail, commercial, or commercial storage activities to take place on the site must be ancillary to the primary use of the site for residential purposes and must not harm the amenity of occupants of the site or surrounding areas; h) <u>j</u>) The scale and range of uses proposed within the site are acceptable in terms of their impact on any existing neighbouring uses; and i) <u>k</u>) Where it is intended that a site should be self managed by the occupants, the capacity of the site should not normally exceed 8 pitches. 	<p>housing. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add a paragraph below criterion k) seeks to ensure the reduction in the number of unauthorised permanent pitches are considered through the development management process. The Sustainability Appraisal for this</p>

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			<p><u>The Council will work with relevant parties with the aim of reducing the number of unauthorised permanent pitches. Where proposals would contribute towards reducing the number of unauthorised pitches, this will be a factor in decision taking.</u></p> <p>Where the proposal is for a Travelling Showpersons site (or extension to an existing site) sufficient space for storage of vehicles and equipment will be provided.</p> <p>Neighbourhood Plans may allocate sites for Gypsy and Traveller use.</p>	<p>Policy identified a positive effect on the objective for housing. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM24	109	Paragraph 6.2	<p>Modification to paragraph 6.2:</p> <p>Sustainable growth in tourism can promote a better understanding and appreciation of the natural and, built <u>and historic</u> environment, which in turn will help to maintain these finite resources for future generations.</p>	<p>The modification clarifies that the historic environment should be referenced alongside the natural and built environment, as agreed through a SOCG with Historic England. As the modification is a</p>

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				minor clarification that does not alter the nature of the policy, it does not affect the findings of the Sustainability Appraisal.
MM25	112	Policy SCLP6.2	<p>Policy SCLP6.2: Tourism Destinations</p> <p>The Council will support proposals for tourism development that contribute to the broad appeal, accessibility and year round nature of destinations across the district.</p> <p>Tourism proposals should be of the highest standard of design and seek to protect and enhance the special character and interest of the destinations and the distinctiveness of the area with particular regard to sensitive landscapes and heritage assets.</p> <p>Where necessary, applications for new destinations or the redevelopment or extension/intensification of destinations will need to be subject to screening under the Habitats Regulations Assessment. Any destinations which would result in significant adverse effects on <u>European sites</u> which could not be appropriately mitigated will not be permitted. A Landscape and Visual Impact Assessment will also be required where the destination is in an area of landscape sensitivity in accordance with the Landscape policies.</p>	The modifications clarify the correct reference to the Habitats Regulations and European sites. As the modifications are minor clarifications, they do not affect the findings of the Sustainability Appraisal.

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MM26	113	Paragraph 6.20	<p>Modification to paragraph 6.20:</p> <p>Tourism can take many forms but within the AONB, the Local Plan will seek small scale <u>only support developments and proposals</u> which are of a higher standard of design, and proposals that reduce the impacts on the environment, by making reuse <u>where appropriate, reusing of existing buildings to ensure that</u> and which satisfy the primary purpose of designation, that is to <u>conserve and enhance the special qualities of the AONB area are retained</u>. Opportunities for innovative contemporary design are welcomed in appropriate locations within the AONB. The success of the tourism industry and the conservation of the AONB are not mutually exclusive. In this regard a supportive tourism strategy must acknowledge the importance of the scenic beauty and special landscape qualities of the AONB and the benefits associated with collaboration and communication between tourism businesses, visitors, local communities, and the AONB Partnership.</p>	<p>The modifications seek to ensure tourism proposals are not confined by scale but conserve and enhance the special qualities of the AONB. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, this effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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	115	Policy SCLP6.3	<p>Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast</p> <p>Applicants are encouraged to engage with local communities and the Suffolk Coast and Heaths AONB Management Unit in evolving development proposals, with the aim of delivering development that takes an active role in the management of the local area.</p> <p>Tourism development in the AONB, or its setting and Heritage Coast will be supported where it:</p> <ul style="list-style-type: none"> a) Enhances the long term sustainability of the area; b) Is of <u>a scale and extent that does not have a significant adverse impact on the primary purpose of the AONB designation</u>an appropriate scale for its surroundings (10 pitches/units or fewer in relation to proposals for tourist accommodation); c) Is well related to existing settlements and / or supporting facilities; d) Avoids, prevents or mitigates for adverse impacts on the natural environment; e) Supports the conservation and enhancement of the natural beauty and special qualities of the AONB and its setting; f) Is of the highest design standards and where appropriate reuses existing buildings; g) Promotes innovative, contemporary design in appropriate locations; h) Minimises light pollution from artificial light sources and ensures the retention of dark skies; i) Avoids locations sensitive to the exposed nature of the AONB and Heritage Coast; and 	<p>The modification clarifies that resulting significant adverse impacts is a better consideration than reference to specific number of pitches/units. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, this effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			<p>j) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.</p>	
MM27	116	Policy SCLP6.4	<p>Policy SCLP6.4: Tourism Development outside of the AONB</p> <p>Tourism development outside of the AONB will be supported where it:</p> <ul style="list-style-type: none"> a) Enhances the long term sustainability of the area; b) Is well related to existing settlements; c) Avoids, prevents or minimises <u>mitigates</u> adverse impacts on the natural environment <u>and on local landscape character</u>; d) Is of a scale that reflects the surrounding area; e) Is of the highest design standards; f) Minimises light pollution from artificial light sources and ensures the retention of dark skies; and g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged. 	<p>The modification clarifies that tourism uses can have an impact on landscape character, as agreed through a SOCG with the AONB Partnership. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for landscape and townscape. With this modification, that affect is now considered to be positive. A revised appraisal is included in this document for the</p>

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				policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.
MM28	117	Paragraph 6.33	<p>Modification to paragraph 6.33:</p> <p>The Local Plan seeks to provide a diverse range of accommodation across the District to cater for the tourist demand. Tourist accommodation particularly that which is permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation <u>will be should therefore be</u> restricted by planning conditions and/or legal agreements <u>to ensure that these uses can provide all year-round occupation for tourists and are not occupied by a person or persons as their main residence so that it is retained for the benefit of the tourism economy and not lost to residential use. Restricting Planning conditions will limit the</u> occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one person or persons within one calendar year <u>retains these units for the benefit of the tourism economy by providing a range of available accommodation for those</u></p>	The modifications clarify that tourist accommodation is to be occupied by a person or persons on a temporary basis. The Sustainability Appraisal for this Policy identified positive effects on the objectives for the economy. With the modification,

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			<p><u>wishing to visit the district</u>. The owners/operators of the accommodation will be required to maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.</p>	<p>these effects are considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	117	Policy SCLP6.5	<p>Policy SCLP6.5: New Tourist Accommodation</p> <p>Proposals for new tourist accommodation will be acceptable where:</p> <ul style="list-style-type: none"> a) The demand or need for tourist accommodation is clearly demonstrated; b) They are of a high standard of design; c) They are of a scale appropriate to the nature of the site and its setting; d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries; e) Covered cycle storage, proportionate to the size of the site is provided on site; f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety; g) Ancillary facilities to support the tourist uses are provided on the site where required; <p>and</p>	<p>The modification to the second bullet point of the penultimate paragraph clarifies that the bullet point applies outside settlement boundaries only. The Sustainability Appraisal for this Policy identified positive effects on the objectives for the economy. With the modification, these effects are</p>

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			<p>h) Flood adaptation and mitigation measures are included where required.</p> <p>Tourist accommodation comprising permanent buildings will only be permitted;</p> <ul style="list-style-type: none"> • WWithin the Settlement Boundaries; • TThrough the conversion of buildings of permanent structure <u>where they lie outside the Settlement Boundary</u>; • On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or • Where such development forms part of a comprehensive landscape creation master plan which supports wider landscape and ecological gain. <p>New tourist accommodation will be restricted by means of planning conditions <u>or obligations in accordance with national policy for planning conditions and obligations which permits holiday use only, restricted to a continuous period of 56 days by one person or persons within one calendar year, restricts the period the accommodation can be occupied</u> plus requires a register of all lettings, to be made available at all times.</p>	<p>considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The changes to the final paragraph clarifies the requirements associated with occupancy conditions in accordance with national policy. As this change clarifies the application of an existing requirement it does not affect the findings of the Sustainability Appraisal.</p>

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MM29	121	Paragraph 7.8	Add new paragraph after paragraph 7.8 to read: <u>Travel planning can offer good practice for meeting the requirements set out in this policy for maximising sustainable transport even on sites that do meet the thresholds for a full travel plan.</u>	The modification clarifies that travel planning is encouraged by the Council, even when it is not required, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, this effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.

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	121	Policy SCLP7.1	<p>Policy SCLP7.1: Sustainable Transport</p> <p>Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.</p> <p>Development will be supported where:</p> <ul style="list-style-type: none"> <u>a) Any significant impacts on the highways network are mitigated;</u> a) b) It is proportionate in scale to the existing transport network; <u>c) All available opportunities to enable and support travel on foot, by cycle or public transport have been considered and taken;</u> b) d) It is located close to, and provides safe pedestrian and cycle access to services and facilities; e) e) It is well integrated into and enhances the existing cycle network including the safe design and layout of new cycle routes and provision of covered, secure cycle parking; d) f) It is well integrated into, protects and enhances the existing pedestrian routes and the public rights of way network; e) g) It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety; <u>and</u> f) It will improve public transport in the rural areas of the District; and 	<p>The addition of criterion a) seeks to ensure significant impacts are mitigated. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, this effect is considered to remain double positive. Therefore, the change does not affect the findings of the Sustainability Appraisal. The addition of criterion c) and a new second paragraph, promote the use</p>

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			<p>g) <u>h)</u> The cumulative impact of new development will not create severe impacts on the existing transport network.</p> <p><u>Development will be expected to contribute to the delivery of local sustainable transport strategies for managing the cumulative impacts of growth.</u></p> <p><u>Opportunities to improve provision of or access to public transport, in rural and urban areas will be supported.</u></p> <p>Proposals for new development that would have significant transport implications should be accompanied by a Travel Plan. A Travel Plan will be required for proposals for:</p> <ul style="list-style-type: none"> h) <u>i)</u> New large scale employment sites; i) <u>j)</u> Residential development of 80 or more dwellings; and j) <u>k)</u> A development that when considered cumulatively with other developments, is likely to have a severe impact on the local community or local road network. <p>In consultation with the Highway Authority, the scale, location and nature of development will be considered in determining how the transport impacts of development should be assessed. As indicative thresholds a Transport Statement will be required for development of 50 -80 dwellings and a Transport Assessment and Travel Plan will be required for developments of</p>	<p>of sustainable transport measures. The deletion of criterion f) and the addition of a new third paragraph reflects the difficulties of providing public transport in rural areas. This change removes the specific requirement but it retains some reference in the policy. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With these changes, this effect is considered to</p>

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			over 80 dwellings. Non residential development will be considered on a case by case basis dependent on the volume of movements anticipated with the use proposed.	remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM30	122	Paragraph 7.13	<p>Modifications to paragraph 7.13:</p> <p>The level of charging supplied should be commensurate with <u>reflect the standards set out for electric vehicle charging in the 2015 Suffolk Guidance for Parking (or subsequent revisions)</u> number of vehicle parking spaces included in the development. However, higher levels of charging power will be supported, if considered appropriate and desirable. Technological advances throughout the lifetime of the plan may require a flexible approach to be taken when considering low-emission vehicles and charging points in developments.</p>	The modification seeks to ensure that proposals that involve electric vehicle charging reflect the standards set out in the Suffolk Guidance for Parking. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modifications, this effect is considered to remain positive.

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				Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	123	Paragraph 7.16	<p>Modifications to paragraph 7.16:</p> <p>As local highways authority, Suffolk County Council published ‘Suffolk Guidance for Parking’ in 2015 <u>and subsequently reviewed this in 2019</u>. The document provides details in respect of vehicle parking standards to be implemented across the county subject to local considerations. Residential standards in the County Council document are presented as minimums and the Local Plan will seek to ensure appropriate parking does not proliferate the parking issues faced by many communities. The visual impact of parking will be considered against relevant policies of this Local Plan including SCLP10.4 and SCLP11.1. <u>The parking standards contained in the Suffolk Guidance for Parking, and any subsequent revisions, should be considered as the principle starting point for development proposals involving parking. Development proposals involving parking that are unable to apply the guidance should provide evidence justifying why the guidance is not applicable to the proposal.</u></p>	<p>The first modification clarifies that the Suffolk Guidance for Parking has been reviewed since 2019. As the modification is for clarity only, it does not affect the findings of the Sustainability Appraisal.</p> <p>The second modification seeks to ensure that proposals have regard to the Suffolk Guidance for Parking as the principle starting point for</p>

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				consideration of parking. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modifications, this effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	124	Policy SCLP7.2	<p>Policy SCLP7.2: Parking Proposals and Standards</p> <p>The Council will work with partners to ensure that vehicle parking provision is protected and managed to support the economy and sustainable communities. The level of parking provision required will depend on the location, type and intensity of use. Proposals that minimise congestion, encourage sustainable transport modes and reduce conflict between road users across the District will be supported.</p>	The modifications to the fourth paragraph seek to ensure that future iterations of the Suffolk Guidance for Parking are referenced in the policy and will thus be effectively

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			<p>Proposals involving vehicle parking will be supported where they take opportunities to make efficient use of land and they include:</p> <ul style="list-style-type: none"> a) The provision of safe, secure, and convenient off-street parking of an appropriate size and quantity including addressing the need for parking or secure storage for cars, cycles and motorcycles, and where relevant, coaches and lorries; b) Opportunities to reduce the recognised problem of anti-social parking or potential problems that may arise which impacts the quality of life or vitality of an area for residents and visitors; c) Appropriate provision for vehicle charging points and ancillary infrastructure associated with the increased use of low emission vehicles; and d) The incorporation of sustainable drainage systems (SuDS), permeable surfacing materials and means of protecting water quality in drainage schemes should be ensured. <p>Where proposals involve public transport improvements or re-developments, the Council will encourage the provision of Park & Ride facilities, if appropriate.</p> <p>Proposals will be expected to meet <u>have regard to</u> the parking standards contained in the 2015 Suffolk Guidance for Parking (or including subsequent revisions), where they do not relate <u>excluding the elements of the Guidance related to 'Residential Parking Design'</u>, unless other</p>	<p>implemented in decision making. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modifications, this effect is considered to remain positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.</p>

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			local planning considerations indicate otherwise. Proposals should also accord with both the East Suffolk Area Parking Plan and the Suffolk Parking Management Strategy, or Neighbourhood Plans for the area where applicable.	
MM31	130	Policy SCLP8.2	<p>Policy SCLP8.2: Open Space</p> <p>The Council supports the provision of open space and recreational facilities and their continued management across the District. Primarily to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community, and also to support the biodiversity, promote effective water management and to enhance the public realm. New residential development will be expected <u>required</u> to contribute to the provision of open space and recreational facilities in order to benefit community health, well-being and green infrastructure.</p> <p>There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.</p> <p>Proposals for development that results in the loss of open spaces will only be permitted in exceptional circumstances where:</p> <ul style="list-style-type: none"> a) The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit; 	The modification to the first paragraph clarifies that there may be instances where residential development may not need to provide open space. The Sustainability Appraisal for this Policy identified a positive effect on the objectives for health and wellbeing. With the modification, these effects are considered to remain positive. Therefore, the modification does not affect the

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			<p>b) An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses;</p> <p>Or</p> <p>c) The loss resulting from the proposed development will be replaced by equivalent or <u>better improved</u> provision in terms of quantity, quality and in a <u>suitable</u> location that is equally or more accessible to the community in a timely manner.</p> <p>Neighbourhood Plans may identify areas of Local Green Space and include policies relating to their protection.</p>	<p>findings of the Sustainability Appraisal. The modifications to criterion c) seek to ensure that alternative open space can be delivered in suitable locations. The Sustainability Appraisal for this Policy identified a positive effect on the objectives for health and wellbeing. With the modification, these effects are considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM32	131	Policy SCLP8.3	<p>Policy SCLP8.3: Allotments</p> <p>The Council will encourage the provision of new allotments in order to meet a locally identified demand. Allotments and associated infrastructure should be located in locations well related to the existing community.</p> <p>The loss of existing allotments to alternative uses will be resisted unless:</p> <ul style="list-style-type: none"> a) Evidence shows that there is unlikely to be any future demand for the allotments; b) Other allotments exist and have the necessary capacity to meet demand; <u>or</u> c) Alternative provision is made on an alternative site within the settlement which ensures an increase in the overall level and standard of allotments across the District; <p>Or</p> <p>d) There is evidence to show that there is unlikely to be any future demand for allotments.</p>	<p>The modification seeks to ensure the policy is void of repetition. As the modification does not alter the nature of the policy it does not affect the findings of the Sustainability Appraisal.</p>
MM33	135	Paragraph 9.8	<p>Amend the last sentence of paragraph 9.8 to read:</p> <p>Although generally encouraged, proposals will need to ensure they do not adversely effect the high quality landscape, <u>natural beauty and special qualities of the Suffolk Coast and Heaths</u> <u>AONB</u>, wildlife populations or habitats and avoid noise pollution across the District.</p>	<p>The modification clarifies that proposals may impact on the AONB, as agreed through a SOCG with the AONB Partnership. The</p>

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				Sustainability Appraisal for this Policy identified an uncertain effect on the objective for landscape and townscape. With the modification, that effect is considered to remain uncertain. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	136	Policy SCLP9.1	<p>Policy SCLP9.1: Low Carbon & Renewable Energy</p> <p>The Council will support <u>Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community-led. In identifying suitable areas, consideration should be given to the criteria listed below: low carbon and renewable energy developments, with the exception of wind energy</u></p>	The modifications to add text to the first paragraph and remove text from the third paragraph clarify how the policy criteria will be used. As the modifications are

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			<p>schemes, where they are within an area identified as suitable for renewable or low carbon energy or satisfy the following criteria:</p> <ul style="list-style-type: none"> a) They can evidence a sustainable and, ideally, local source of fuel; b) They can facilitate the necessary infrastructure and power connections required for functional purposes; <u>and</u> c) They provide benefits to the surrounding community; and d) c) They are complementary to the existing environment without causing any significant adverse impacts, particularly relating to the residential amenity, landscape and visual impact, <u>the natural beauty and special qualities of the AONB</u>, transport, flora and fauna, noise and air quality, unless those impacts can be appropriately mitigated. <p>Wind energy schemes must be located in an area identified as suitable for renewable or low carbon energy in a Neighbourhood Plan. The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community led. In identifying suitable areas, consideration should be given to the criteria listed above:</p> <p><u>The Council will support low carbon and renewable energy developments, with the exception of wind energy schemes, where they are within an area identified as suitable for renewable or low carbon energy or satisfy the above criteria. Wind energy schemes must be located in an area identified as suitable for renewable or low carbon energy in a Neighbourhood Plan.</u></p>	<p>for clarity only, they do not affect the findings of the Sustainability Appraisal. The modification to remove criterion c) is due to the lack of justification for the criterion. As the criterion was not specific to any Sustainability Appraisal objective, the modification does not affect the findings of the Sustainability Appraisal. The modification to criterion d) clarifies that proposals may have an impact on the AONB. The Sustainability</p>

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			<p>When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.</p>	<p>Appraisal for this Policy identified an uncertain effect on the objective for landscape and townscape. With the modification, that effect is considered to remain uncertain. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to remove text from the first paragraph and add text to the penultimate paragraph provides clarity as to the intended order of the policy. As the</p>

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				modifications are for clarity only, they do not affect the findings of the Sustainability Appraisal.
MM34	142	Policy SCLP9.3	<p>Policy SCLP9.3: Coastal Change Management Area</p> <p>The Coastal Change Management Area is identified on the Policies Map. Reputable and scientifically robust evidence that emerges over the lifetime of this plan which effects the delineation of the Coastal Change Management Area should be considered when applying this policy.</p> <p>Planning applications for all development within and 30 metres landward of the Coastal Change Management Area and within and 30 metres landward of areas where the intent of management is to Hold the Line, identified on the Policies Map must be accompanied by a Coastal Erosion Vulnerability Assessment.</p> <p>In areas of soft cliff located up to 60 metres landward of coastal defences where known geological information indicates that the capacity of coastal defences are likely to be adversely affected by development, a Coastal Erosion Vulnerability Assessment should be considered.</p>	The modifications reflect the status of the SMP but do not alter the nature of the policy. The modification therefore does not affect the findings of the Sustainability Appraisal.

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			<p>In parts of the Coastal Change Management Area expected to be at risk from change within a 20 year time horizon, only temporary development directly related to the coast, for example beach huts, cafes, car parks and sites used for touring caravan and camping will be permitted.</p> <p>In parts of the Coastal Change Management Area expected to be at risk from change beyond a 20 year time horizon, other commercial and community uses will be permitted providing they require a coastal location and provide economic and social benefits to the local community.</p> <p>Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works <u>reflect</u> are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and/or endorsed Coastal Strategy, and there will be no material adverse impact on the environment, including exacerbation of coastal squeeze.</p> <p>Proposals for new or replacement estuary defence schemes will only be permitted where it can be demonstrated that the works <u>reflect</u> are consistent with the management approach for the frontage presented in the endorsed estuary plans/strategies, and there will be no material adverse impact on the environment, including exacerbation of coastal squeeze.</p> <p>Essential infrastructure, including transport infrastructure, utility infrastructure and wind turbines will only be permitted in the Coastal Change Management Area where no other sites outside of the Area are feasible and there is a management plan in place to manage the impact of coastal change including their future removal and replacement.</p>	

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			Planning permission for all development within the Coastal Change Management Area will be time-limited according to the risk identified in the Coastal Erosion Vulnerability Assessment.	
MM35	147	Policy SCLP9.5	<p>Policy SCLP9.5: Flood Risk</p> <p>The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.</p> <p>Proposals for new development, or the intensification of existing development, will not be permitted in areas at high risk from flooding, i.e. Flood Zones 2 and 3, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor). These include the ‘sequential test’; where needed the ‘exception test’ and also a site specific flood risk assessment that addresses the characteristics of flooding and has tested an appropriate range of flood event scenarios (taking climate change into consideration). This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; identification and provision of surface water exceedance routes; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere, <u>including sewer flooding</u>.</p> <p>Developments should exhibit the three main principles of flood risk, in that, they should be safe, resilient and should not increase flood risk elsewhere. In this respect, single storey</p>	The modification clarifies that sewer flooding should be addressed by site specific flood risk assessments. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for flooding. With this modification, the effect is considered to remain double positive. Therefore, the modification does not affect the findings of the

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			<p>residential developments will not be permitted in areas of high risk of flooding within or outside Settlement Boundaries.</p> <p>Developments are encouraged to include natural flood management measures that complement existing flood defences if pre-existing flood defences are in place, in the interests of integrated flood management.</p> <p>Any new flood risk measures that result in significant depreciation of natural capital will be required to create compensatory natural capital.</p> <p>Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:</p> <ul style="list-style-type: none"> a) There are no alternative available sites appropriate for the proposed use within the Neighbourhood Area; b) The development provides sustainability benefits which outweigh flood risk; and c) Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime and the lifetime of the relevant flood defence. 	Sustainability Appraisal.
MM36	149	Paragraph 9.61	<ol style="list-style-type: none"> 1. Modification to paragraph 9.61: 2. In recognition that water does not respect administrative boundaries, the Council will work with neighbouring authorities and other relevant stakeholders to devise a catchment-based approach to holistic water management. In respect of implementing 	The modifications clarify that development may need to be phased to allow infrastructure to

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			<p>holistic water management, <u>and applying the conclusions of the Habitat Regulations Assessment that underpins the Local Plan, to assure the timely delivery of required infrastructure and treatment capabilities,</u> new developments will be required to be phased to allow water and wastewater infrastructure to be in place when needed. <u>There will however not always be a requirement for development to be phased, for example, where there are no identified water and/or wastewater improvement works required to serve the development, or where measures are or will be in place in a timely manner. The Council will work with the water companies, Natural England and the Environment Agency to ensure that water related matters and required infrastructure needs are continually reviewed and resolved to meet the needs arising from growth, as set out in the Monitoring Framework (Appendix C) of this Plan.</u></p>	<p>be delivered, and that the Council will engage with water companies, Natural England and the Environment Agency to ensure the timely delivery of required infrastructure. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for water. With these modifications, the effects are considered to remain double positive. Therefore, the modifications do not affect the findings of the</p>

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				Sustainability Appraisal.
MM37	155	Paragraph 10.16	<p>Modifications to paragraph 10.16:</p> <p>The high quality natural environment is important to many local communities as it positively contributes to quality of life, quality of place and mental health. The Council recognises that issues relating to biodiversity and geodiversity need to be considered collaboratively with businesses and other stakeholders to ensure that natural assets are protected. To address the impact of development on the European Sites across the District, the Council has been working in partnership with Waveney District Council, Ipswich Borough Council, Babergh and Mid Suffolk District Councils, Suffolk County Council and Natural England to develop a Recreational <u>disturbance Avoidance and Mitigation Strategy (RAMS)</u>. The strategy provides the practical basis and evidence to identify projects to mitigate the impact of new development on the protected sites. <u>In the majority of cases, a RAMS contribution will be the Council’s preferred mechanisms for securing mitigation.</u></p> <p>10.17 With respect to the effect of increased recreational use of European sites as the result of Special Protection Areas (SPAs) in large scale developments throughout the District, the approach adopted has been to provide Suitable Alternative Natural Greenspaces (SANGs) as part of development proposals. Such an approach has been successfully implemented in developments such as the ‘Brightwell Lakes’ development of approximately 2,000 dwellings in the south of the District. Likewise, compensatory areas have been provided at Sizewell Nuclear</p>	<p>The modifications clarify the role of RAMS and seek to ensure that SANGs are protected in perpetuity. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for biodiversity and a positive effect on the objective for landscape and townscape. With these modifications, the effects are considered to remain double positive and positive, respectively. Therefore, the</p>

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			<p>Power plants to mitigate the effects of development on SSSIs. In the interests of ensuring the continued effectiveness conservation of mitigation measures such as SANGs and compensatory areas, they will be protected in perpetuity. considerable weight should be afforded to the conservation of such measures where they are included as part of large scale development proposals.</p>	<p>modifications do not affect the findings of the Sustainability Appraisal.</p>
	156	Policy SCLP10.1	<p>Policy SCLP10.1: Biodiversity and Geodiversity</p> <p>Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat ‘stepping stones’. All development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.</p> <p>Proposals that will have a direct or indirect adverse impact (alone or in-combination with other plans or projects) on locally designated sites of biodiversity or geodiversity importance, including County Wildlife Sites, priority habitats and species, will not be supported unless it can be demonstrated with comprehensive evidence that the benefits of the proposal, in its particular location, outweighs the biodiversity loss.</p>	<p>The modifications clarify the role of RAMS in mitigating the impacts from development on European protected sites. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for biodiversity and a positive effect on the objective for landscape and townscape. With these modifications, the</p>

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			<p>New development should provide environmental net gains in terms of both green infrastructure and biodiversity. Proposals should demonstrate how the development would contribute towards new green infrastructure opportunities or enhance the existing green infrastructure network as part of the development. New development must also secure ecological enhancements as part of its design and implementation, and should provide a biodiversity net gain that is proportionate to the scale and nature of the proposal.</p> <p>Where compensatory habitat is created, it should be of equal or greater size and ecological value than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network, and biodiversity and/or geodiversity and be supported with a management plan.</p> <p>Where there is reason to suspect the presence of protected UK or Suffolk Priority species or habitat, applications should be supported by an ecological survey and assessment of appropriate scope undertaken by a suitably qualified person. If present, the proposal must follow the mitigation hierarchy in order to be considered favourably. Any proposal that adversely affects a European site, or causes significant harm to a Site of Special Scientific Interest, will not normally be granted permission.</p> <p>1. Any development with the potential to impact on a Special Protection Area2 or Special Area for Conservation <u>or Ramsar site</u> within or outside of the District will need to be supported by information to inform a Habitat Regulations Assessment2, <u>in accordance</u></p>	<p>effects are considered to remain double positive and positive, respectively. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.</p>

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			<p><u>with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).</u></p> <p><u>The Recreational disturbance Avoidance and Mitigation Strategy has been prepared to provide a mechanism through which impacts from increased recreation can be avoided and mitigated via financial contributions towards the provision of strategic mitigation. Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated for, including in-combination effects. Depending on the size and location of the development, additional measures such as Suitable Alternative Natural Green Spaces (SANGS) may be required as part of development proposals.</u></p> <p>A Supplementary Planning Document will be prepared to assist with the implementation of the a strategic Recreational disturbance Avoidance and Mitigation Strategy in order to mitigate for potential adverse effects arising from new growth on Special Protection Areas, Ramsar Sites and Special Areas of Conservation. The Council will work with neighbouring authorities and Natural England to develop and implement this strategy. The strategy will include a requirement for developers to make financial contributions towards the provision of strategic mitigation within defined zones.</p>	
MM38	158	New paragraph after	<p>Add new paragraph after paragraph 10.26 to read:</p> <p><u>The Habitats Regulations Assessment of the Local Plan has identified the potential for emissions from vehicles and impacts on water quality and water quantity to have an effect on European</u></p>	The modification clarifies the findings of the HRA of the Local Plan. The

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		paragraph 10.26	<u>protected sites, and has made recommendations in relation to monitoring as referred to in the Monitoring Framework in Appendix C. Where necessary, potential effects on European protected sites would need to be considered through the Habitats Regulations Assessment process.</u>	Sustainability Appraisal for this Policy identified a double positive effect on the objective for water and a positive effect on the objective for health. With the modification, these effects are considered to remain double positive and positive, respectively. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM39	160	Paragraph 10.32	Amend paragraph 10.32 to read: Areas of Outstanding Natural Beauty (AONB) are national landscape designations afforded the highest protection for their landscape and scenic quality. Protection of the Suffolk Coast and	The modification seeks to explain the role of the Heritage Coast. The Sustainability

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			<p>Heaths relates not only to the land within this AONB, but also to its setting. In line with national policy great weight is attributed to conserving and enhancing the landscape and scenic beauty in the AONB and the conservation and enhancement of wildlife and cultural heritage are important considerations. <u>A large part of the AONB is also identified as Suffolk Heritage Coast. The AONB Management Plan explains that the Heritage Coast purpose includes objectives for conserving the environmental health and biodiversity of inshore waters and beaches, and to extend opportunities for recreational education, sport and tourist activities that draw on, and are consistent with, the conservation of their heritage features.</u></p>	<p>Appraisal for this Policy identified a double positive effect on the objective for landscape and townscape, a positive effect on the objective for cultural heritage and a double positive effect on the objective for biodiversity. With the modification, these effects are considered to remain positive and double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM40	160	Paragraph 10.33	<p>Amend paragraph 10.33 to read:</p> <p>The protection <u>conservation and enhancement</u> of the landscape and setting of the Suffolk Coast and Heaths AONB <u>and its setting</u> is also an important influence within the plan area. Incorporating extensive landscapes in the District from the River Blyth Estuary in the north to landscapes around the River Orwell and River Deben Estuaries in the south, the AONB also extends beyond the District to the north and south.</p>	<p>The modification provides clarity in relation to the AONB and its setting, as agreed through a SOCG with the AONB Partnership. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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	160	New paragraph after 10.34	<p>Insert new paragraph after paragraph 10.34:</p> <p><u>The National Planning Policy Framework states that planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest, and sets out a series of ‘tests’ against which applications for major development would be considered. The NPPF explains that whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</u></p>	This modification provides some further context in relation to consistency with the NPPF. As the change is for clarity it does not affect the findings of the Sustainability Appraisal.
	163	Policy SCLP10.4	<p>Policy SCLP10.4: Landscape Character</p> <p>Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.</p> <p>Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:</p> <ul style="list-style-type: none"> a) The special qualities and features of the area; b) The visual relationship and environment around settlements and their landscape settings; 	The modification clarifies the approach expected to be taken to development that may affect the AONB. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for landscape and townscape. With

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			<p>c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;</p> <p>d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and</p> <p>e) The growing network of green infrastructure supporting health, wellbeing and social interaction.</p> <p>Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland and other very sensitive landscapes. Conserving and enhancing the landscape and scenic beauty of the AONB is of particular importance. Proposals for development will be required to secure the preservation and appropriate restoration or enhancement of natural, historic or man made features across the District as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.</p> <p><u>Development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, that cannot be adequately mitigated. Development within the Area of Outstanding Natural Beauty, or within its setting, will be informed by landscape and visual impact assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts. Planning permission for major development in the Area of</u></p>	<p>the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			<p><u>Outstanding Natural Beauty will be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest, subject to the considerations set out in the National Planning Policy Framework.</u></p> <p>Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network. Development proposals which have the potential to impact upon the <u>Area of Outstanding Natural Beauty</u> or other sensitive landscapes should be informed by landscape appraisal, landscape and visual impact assessment and landscape mitigation.</p> <p>Proposals for development should protect and enhance the tranquillity and dark skies across the District. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.</p> <p>Neighbourhood Plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.</p>	
MM41	166	Paragraph 11.4	<p>Modification to paragraph 11.4:</p> <p>The National Planning Policy Framework establishes the importance of supporting innovative and outstanding design. The Council encourages this across the District where it is respectful of its surroundings. In areas of more limited design quality the Council encourages development</p>	The modification provides a definition for 'innovative design' to ensure that the term is easily understood and

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			to significantly enhance design quality through innovative and creative means. <u>Innovative design should be understood to include, but not be limited to, high levels of sustainability and new construction methods and materials.</u>	can therefore be implemented through the policy, and has been agreed through a SOCG with Historic England. As this modification is for clarity and does not alter the nature of the policy the findings of the Sustainability Appraisal are not affected.
	167	Paragraph 11.8	<p>Modifications to paragraph 11.8:</p> <p>Local Plan consultation representations support the use of Building for Life 12 (BFL 12). Building for Life 12⁵⁴ is advocated in paragraph 129 of the National Planning Policy Framework as a tool to deliver well designed development proposals and to assess development proposals. In this regard, the Local Plan encourages all development proposals to use BFL 12 in demonstrating how the scheme meets the criteria for delivering high quality design. BFL 12 will be used as a tool to assist with design discussions during the pre-application and planning application stages, not as a prescriptive set of inflexible rules. <u>BFL 12 (the most recent nationally endorsed version)</u></p>	This modification sets out how Building for Life 12 is expected to be used by both applicants and decision makers. As this modification is for clarity and does not alter the

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			<p><u>will be used to inform the decision making process to provide a design quality assessment against all major applications. These assessments should be undertaken at the earliest possible opportunity in the decision making process so that schemes can be amended to deliver high quality design, if necessary. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines. In demonstrating positive performance, applicants should include a design quality assessment of their proposal using all of the BFL 12 Guideline categories within a Design and Access Statement. Such BFL 12 Guideline categories include; integrating the scheme into its surroundings, locally inspired or otherwise distinctive character, and adequate provision of external storage space for bins and recycling. Such assessments should clearly set out how the elements of a proposal contribute to good design and avoid bad design as detailed in the BFL 12 Guidelines. In addition to requiring design quality assessments at the decision making stage, the Council will look to review the design quality of completed schemes.</u></p>	<p>nature of the policy the findings of the Sustainability Appraisal are not affected.</p>
	167	Paragraph 11.9	<p>Modifications to paragraph 11.9:</p> <p>The Built for Life accreditation reflects high quality design and provides confidence that appropriate consideration has been given to all aspects of design. BFL 12 operates a traffic light scoring system when assessing developments against the 12 criteria. Developments that achieve at least 9 ‘green’ scores are eligible for the Built for Life quality mark, which indicates a high quality of design has been achieved. Developments that achieve a ‘green’ score for all 12</p>	<p>This modification has been proposed in connection with the above modification, to provide clarity as to how Building for Life 12 is</p>

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			<p>criteria can be awarded the Built for Life ‘Outstanding’ accreditation through an independent assessment process, with the best developments recognised at BFL 12 organised events. Residential development proposals will be supported where they perform positively when assessed, by planning officers and/or agreed upon through a dialogue between planning officers and applicant, against the Building for Life 12 guidelines.</p>	<p>expected to be used by both applicants and decision makers. As this modification is for clarity and does not alter the nature of the policy the findings of the Sustainability Appraisal are not affected.</p>
	170	Policy SCLP11.1	<p>Policy SCLP11.1: Design Quality</p> <p>The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.</p> <p>In so doing, permission will be granted where proposals:</p> <ul style="list-style-type: none"> a) Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design; 	<p>The modifications to criteria c)iv) and c)v) are to align the wording with that of criteria c)i)-iii). As the modifications are for clarity and consistency the modifications do not affect the findings of the Sustainability Appraisal.</p>

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			<p>b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through both robust evidence, informed sources and site specific context and analysis;</p> <p>c) Respond to local context and the form of surrounding buildings in relation to the following criteria:</p> <ul style="list-style-type: none"> i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings; ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings; iii. the height and massing of developments should be well related to that of their surroundings; iv. <u>there should be a clear</u> the relationship between buildings and spaces and the wider street scene or townscape; and v. by making use of high quality materials appropriate to the local context <u>should be used</u>; <p>d) Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;</p>	<p>The modification to criterion h) is for clarity and has been agreed with Suffolk County Council in a SOCG, as detailed in the Council’s Matter 4 statement. As the modification is for clarity and does not change the overall requirements of the Policy, it does not affect the findings of the Sustainability Appraisal. The modifications to the penultimate paragraph of the Policy have been made to provide a slightly more flexible approach to the</p>

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			<p>e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;</p> <p>f) Take into account the need to promote public safety and deter crime and disorder through well lit neighbourhoods and development of public spaces that are overlooked;</p> <p>g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;</p> <p>h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, <u>and avoiding the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement, and that encourage and the use of pedestrian, cycle and other sustainable modes as the most attractive modes of sustainable travel;</u></p> <p>i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings;</p> <p>j) Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development; and</p> <p><u>k) Utilise measures that support resource efficiency.</u></p> <p>All major residential development proposals will be <u>expected</u> required to perform positively when assessed against Building for Life 12 guidelines. Developments should <u>seek to</u> avoid red</p>	<p>achievement of positive Building for Life 12 performances. Although this modification provides greater flexibility there remains a strong expectation for high quality design. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>outcomes unless there are exceptional circumstances. All Building for Life 12 assessed schemes will be reviewed once built out and compared to initial BfL12 assessments.</p> <p>Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.</p>	
MM42	171	Policy SCLP11.2	<p>Policy SCLP11.2: Residential Amenity</p> <p>When considering the impact of development on residential amenity, the Council will have regard to the following:</p> <ul style="list-style-type: none"> a) Privacy/overlooking; b) Outlook; c) Access to daylight and sunlight; d) Noise and disturbance; e) The resulting physical relationship with other properties; f) Light spillage; g) Air quality and other forms of pollution; and h) Safety and security. 	<p>The modification has been proposed to secure adequate living conditions of all residents. As the Sustainability Appraisal was written from the understanding that the Policy secured adequate living conditions of all residents, the modification does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			Development will <u>provide for adequate living conditions for future occupiers and will</u> not cause an unacceptable loss of amenity to neighbouring <u>for existing</u> or future occupiers of development in the vicinity.	
MM43	173	Paragrap h 11.29	Amend paragraph 11.29: 11.1 Heritage Impact Assessments and/or Archaeological Assessments will be required for proposals related to, or impacting on, heritage assets and their setting and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites. This is to ensure that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on <u>historic heritage</u> assets alongside any public benefits.	The modification clarifies the appropriate wording in relation to heritage assets. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.
	174	Policy SCLP11.3	Policy SCLP11.3: Historic Environment The Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment. The policies of the National Planning Policy Framework will be applied in respect of designated and non-designated heritage assets.	The modification clarifies the appropriate wording in relation to heritage assets. As the modification is for clarity only it does not affect the findings of the

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>All development proposals which have the potential to impact on <u>historic heritage</u> assets or their settings should be supported by a Heritage Impact Assessment and/or an Archaeological Assessment prepared by an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.</p>	Sustainability Appraisal.
MM44	175	Paragraph 11.31	<p>Modification to paragraph 11.31:</p> <p>Listed Buildings are designated heritage assets and, as such, are afforded a high level of protection. There are around 2,300 Listed Buildings in the District. Listed Building consent will be required for many works relating to Listed Buildings, and is a separate consent to planning permission. National planning policy relating to Listed Buildings, as designated assets, is contained in the National Planning Policy Framework and will be applied alongside policy SCLP11.4. <u>As set out in the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission or listed building consent for development that impacts a listed building, or its setting, the decision maker must have regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.</u></p>	The modification seeks to emphasise the legislative provisions in respect of protections to Listed Buildings, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. As the modification sets out the provisions already enshrined

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				in statutes, the modification does not affect the findings of the Sustainability Appraisal.
	175	Policy SCLP11.4	<p>Policy SCLP11.4: Listed Buildings</p> <p>Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:</p> <ul style="list-style-type: none"> a) Demonstrate a clear understanding of the significance of the building and/or its setting alongside an assessment of the potential impact of the proposal on that significance; b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest; c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building; d) Use high quality materials and methods of construction which complement the character of the building; e) Retain the historic internal layout of the building; and f) Remove existing features that detract from the building to enhance or better reveal its significance. 	The modification clarifies that the setting of a Listed Building contributes to the significance of that Listed Building, and does not maintain a separate significance to that of the Listed Building. As the Policy received the highest possible score in respect of the historic environment the modification does not affect the findings of the

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				Sustainability Appraisal.
MM45	177	Policy SCLP11.5	<p>Policy SCLP11.5: Conservation Areas</p> <p>Development within, or which has potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area.</p> <p>Proposals for development within a Conservation Area should:</p> <ul style="list-style-type: none"> a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance; b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; d) Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and e) Use high quality materials and methods of construction which complement the character of the area. 	The first modification clarifies that development outside a Conservation Area, but within its setting, has potential to affect the significance of that Area, and has been agreed through a SOCG with Historic England. As the Policy received the highest possible score in respect of the historic environment the modification does not affect the findings of the Sustainability Appraisal.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p><u>Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above.</u></p> <p><u>Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in Conservation Area Appraisals and Management Plans, will only be permitted where be expected to demonstrate:</u></p> <p>f) The building has no architectural, historic or visual significance; or g) f) The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or h) g) All measures to sustain the existing use or find an alternative use/user have been exhausted.</p> <p>In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.</p>	
MM46	177	Paragrap h 11.34	<p>Modification to paragraph 11.34:</p> <p>Non-designated heritage assets can vary in type and form, and should possess a degree of heritage significance that merits consideration in planning decisions. Non-designated heritage assets can be either buildings or structures, or non-built assets such as archaeological assets and parks and gardens. The Council encourages Neighbourhood Plans to identify non-</p>	The modification seeks to encourage Neighbourhood Planning groups to engage with the Council,

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			designated heritage assets, examples of such can be seen in the Great Bealings and Martlesham Neighbourhood Plans. <u>Neighbourhood planning groups seeking to identify Non-Designated Heritage Assets are encouraged to work with the Council in developing the necessary identification criteria, particularly in respect of potential Non-Designated Heritage Assets that are not buildings or structures.</u>	particularly in respect of identifying NDHAs which are not buildings or structures, and has been agreed through a SOCG with Historic England. As the modification is for clarity, does not alter the nature of the policy, and has received the highest possible SA score in respect of the historic environment the modification does not affect the findings of the Sustainability Appraisal.
	178	Paragraph 11.35	Modification to paragraph 11.35:	This modification seeks to ensure that NDHAs of

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			<p>In relation to archaeological assets, any non-designated heritage assets that are deemed to be of equal importance to a Scheduled Monument by way of a heritage assessment and/or government guidance should be considered under the same policy as a Scheduled Monument, in accordance with paragraph 194 and footnote 63 of the NPPF. In this case, <u>Policyies SCLP11.3 and SCLP11.7</u> along with the National Planning Policy Framework will apply.</p>	<p>equal importance to Scheduled Monuments should apply to Policy SCLP11.7 in addition to Policy SCLP11.3 and has been agreed through a SOCG with Historic England. As this modification is for clarity only, has been derived from national policy, and as the Policy received the highest possible SA score in respect of the historic environment the modification does not affect the findings of the Sustainability Appraisal.</p>

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	179	Policy SCLP11.6	<p>Policy SCLP11.6: Non-Designated Heritage Assets</p> <p>Proposals for the re-use of Non-Designated Heritage Assets <u>which are buildings or structures</u> will be supported if compatible with the elements of the fabric and setting of the building <u>or structure</u> which contribute to its significance. New uses Applications, including those for a change of use, which result in harm to <u>the significance of a Non-Designated Heritage Asset or its setting</u> will be considered <u>judged</u> based on the wider balance of the scale of any harm or loss, <u>and the significance of the heritage asset.</u></p> <p>In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:</p> <ul style="list-style-type: none"> a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated. <p>Neighbourhood Plans can identify Non-Designated Heritage Assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. <u>Buildings or structures</u> Heritage assets identified as <u>Non-Designated</u></p>	<p>The first two modifications clarify that the first sentence of the Policy relates only to buildings or structures, and has been agreed through a SOCG with Historic England. As the modification is for clarity only, it does not affect the findings of the Sustainability Appraisal. The third modification extends the implementation of the second sentence of the Policy to any application, rather than just applications for change of use, and</p>

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			<p><u>Heritage Assets</u> should at least meet the Council’s criteria for identifying Non-Designated Heritage Assets.</p>	<p>has been agreed through a SOCG with Historic England. As the Policy received the highest possible SA score in respect of the historic environment the modification does not affect the findings of the Sustainability Appraisal. The other modifications to the second sentence of the Policy ensure the significance of a NDHA is fully considered by the decision maker, and have been agreed through a SOCG with Historic England. As the Policy received the</p>

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				<p>highest possible SA score in respect of the historic environment and as the significance of heritage assets must be considered when determining relevant applications, as established in national policy, the modification does not affect the findings of the Sustainability Appraisal. Modifications to the final paragraph of the Policy clarify that the Council's current guidance for NDHAs addresses buildings and structures only. As the modification is</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				for clarity only, it does not affect the findings of the Sustainability Appraisal.
MM47	179	Paragraph 11.39	<p>Modification to paragraph 11.39:</p> <p><u>Scheduled Monuments, and non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments,</u> are nationally significant assets and afforded great protection in the National Planning Policy Framework.</p>	The modification reflects footnote 63 to paragraph 194b) of the NPPF, and has been agreed through a SOCG with Historic England. As the modification is derived from national policy and is for clarity only the modification does not affect the findings of the Sustainability Appraisal.
MM48	181	New paragraph directly below	<p>Insertion of new paragraph after paragraph 11.44:</p> <p><u>The criteria for identifying the existing Historic Parks and Gardens are set out below:</u></p> <ul style="list-style-type: none"> - <u>The extent of parkland coverage is significant, or has been in the past, usually in excess of 50 hectares;</u> 	The modification establishes the criteria for identifying historic parks and gardens and their

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
		Paragraph 11.44	<ul style="list-style-type: none"> - <u>The parkland either provides, or did so in the past, the setting of an historic house;</u> - <u>The parkland’s historical development is considered unique within the District;</u> - <u>The parkland’s evolution has been influenced by a notable landscape designer;</u> - <u>The parkland contains fine examples of those features associated with historic parklands. These features are as follows:</u> <ul style="list-style-type: none"> - <u>Free standing parkland trees,</u> - <u>Parkland tree belts, clumps and woodland,</u> - <u>Exotic planting,</u> - <u>Avenues,</u> - <u>Hedges,</u> - <u>Grassland,</u> - <u>Lakes,</u> - <u>Fish ponds and stews,</u> - <u>Fountains, cascades and canals,</u> - <u>Moats,</u> - <u>Ha-has,</u> - <u>Parkland buildings,</u> - <u>Walls,</u> - <u>Kitchen gardens, and</u> - <u>Gatehouses, lodges and gateways;</u> - <u>The parkland positively contributes to the wider, surrounding, landscape; and</u> 	<p>boundaries. As the modification does not affect how development proposals will be determined it does not affect the findings of the Sustainability Appraisal.</p>

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			<ul style="list-style-type: none"> - <u>When lying adjacent to a settlement, the parkland provides an attractive setting and, indeed may have a relationship with that settlement.</u> <p><u>The boundaries of Historic Parks and Gardens are defined by:</u></p> <ul style="list-style-type: none"> - <u>That area currently forming the visual extent of parkland, and</u> - <u>Any additional area which historically formed part of the extent of parkland and which continues to display remnants of that former park.</u> 	
MM49	183 and various other pages	Paragraphs 11.45, 11.46 and Policy SCLP11.9 and various	<p>Delete Policy SCLP11.9: Areas to be Protected from Development and supporting text.</p> <p>Modifications to the following as consequential changes:</p> <p>Page 90 - Deletion of final sentence from paragraph 5.35</p> <p>Page 251 – Modification to first sentence of paragraph 12.130 to read ‘On the northern boundary is the Peewit Hill area of open space which is an Area to be Protected from Development and covered by other policies in the Local Plan.’</p> <p>Page 427 – Delete Policy SCLP11.9 from Appendix A (Policy Delivery Framework)</p> <p>Page 487 - Delete Policy SCLP11.9 from Appendix C (Monitoring Framework)</p> <p>Page 526 – Delete * from AP28 Areas to be Protected from Development in Appendix J (Schedule of Policies to be Superseded)</p> <p>Page 530 – Delete * from Policy SSP39 Areas to be Protected from Development in Appendix J (Schedule of Policies to be Superseded)</p>	The deletion of this policy means that relevant applications will instead be determined using alternative policy within the Plan such as: Policy SCLP3.3: Settlement Boundaries, Policy SCLP5.7: Infill and Garden Development, Policy SCLP5.14: Extensions to Residential Curtilages, SCLP8.2

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			<p>Page 531 - Delete * from Policy FPP28 Areas to be protected from development in Appendix J (Schedule of Policies to be Superseded)</p> <p>Renumber throughout the plan Policy SCLP11.10 Newbourne - Former Land Settlement Association Holdings to SCLP11.9.</p>	<p>Open Space, SCLP10.1 Biodiversity and Geodiversity, SCLP10.5 Settlement Coalescence, SCLP11.1 Design Quality, SCLP11.2 Residential Amenity, SCLP11.3 Historic Environment, SCLP11.5 Conservation Areas, and SCLP11.6 Non-Designated Heritage Assets. Alongside the Local Plan policies, the Council can also use details within Conservation Area Appraisals, National Planning Policy Framework</p>

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				<p>and the National Planning Practice Guidance to determine proposals. The removal of this policy means that the table in Section 7 (evaluating the significant effects of the plan) will need to be updated. As an alternative to Policy SCLP11.9 the 'no policy' option was assessed as part of the sustainability appraisal process. The proforma for this can be found on page 898 of the December 2018 SA report.</p>
MM50	190	Paragrap	Amend paragraph 12.6 to read:	The modification seeks to reflect the

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		h 12.6	<p>The Planning Practice Guidance states that Neighbourhood Plans may meet their requirements through allocations plus windfall, however not through solely windfall.</p> <p><u>Neighbourhood plans are expected to plan positively to deliver the housing requirements set out in Policy SCLP12.1.</u></p>	<p>recently updated Planning Practice Guidance and clarifies that Neighbourhood Plans will be expected to plan positively to meet the housing requirement set out in Policy SCLP12.1. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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				Sustainability Appraisal.																		
	191	Policy SCLP12.1	<p>Policy SCLP12.1: Neighbourhood Plans</p> <p>The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan.</p> <p>Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the indicative minimum housing requirements set out below:</p> <table border="1"> <thead> <tr> <th>Neighbourhood plan area</th> <th>Indicative mMinimum number of dwellings⁵⁶</th> </tr> </thead> <tbody> <tr> <td>Aldringham cum Thorpe</td> <td>Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall</td> </tr> <tr> <td>Bredfield</td> <td>20</td> </tr> <tr> <td>Earl Soham</td> <td>25</td> </tr> <tr> <td>Easton</td> <td>20</td> </tr> <tr> <td>Framlingham</td> <td>100 in addition to allocations in 'made' neighbourhood plan</td> </tr> <tr> <td>Great Bealings</td> <td>Housing development as per countryside policies</td> </tr> <tr> <td>Kelsale cum Carlton</td> <td>20</td> </tr> <tr> <td>Kesgrave</td> <td>20</td> </tr> </tbody> </table>	Neighbourhood plan area	Indicative m Minimum number of dwellings ⁵⁶	Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall	Bredfield	20	Earl Soham	25	Easton	20	Framlingham	100 in addition to allocations in 'made' neighbourhood plan	Great Bealings	Housing development as per countryside policies	Kelsale cum Carlton	20	Kesgrave	20	<p>The modification to the first paragraph clarifies that the identified housing figures are minimum rather than indicative, as directed by the Planning Practice Guidance. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>
Neighbourhood plan area	Indicative m Minimum number of dwellings ⁵⁶																					
Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall																					
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Kesgrave	20																					

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			Leiston	100 in addition to allocations in 'made' neighbourhood plan	Sustainability Appraisal. The modifications to the table as regards Saxmundham clarify the correct policy number for the South Saxmundham Garden Neighbourhood and clarifies that the South Saxmundham Garden Neighbourhood is to deliver approximately 800 dwellings. As these modifications are for clarity only, they do not alter the findings of the Sustainability Appraisal. The modification to add a new
Martlesham	20. This is in addition to allocation SCLP12.25.				
Melton	Existing Neighbourhood Plan allocation of 55, plus windfall				
Playford	Housing development as per countryside policies				
Rendlesham	Existing Local plan allocations of 100, plus windfall				
Saxmundham	Small scale additional development and windfall. This is in addition to Local Plan allocation SCLP12.26 SCLP12.29 which allocates land for the South Saxmundham Garden Neighbourhood which will deliver <u>approximately</u> 800 dwellings ⁵⁷ .				
Wenhaston with Mells Hamlet	25				
Wickham Market	70 This is in addition to Local Plan allocation SCLP12.61 (in Pettistree Parish, adjoining Wickham Market)				
Where new Neighbourhood Plan areas are designated, indicative <u>minimum</u> housing requirements will be based on a range of factors including the location of the settlement in relation to the strategy of the Local Plan, the position of the settlement in the settlement hierarchy and any known significant constraints to development.					

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			<p><u>Should the housing growth identified for Neighbourhood Plans not be delivered, the Council will address this through a future Local Plan review.</u></p>	<p>paragraph at the end of the policy seeks to ensure that should housing growth identified for Neighbourhood Plans not be delivered the Council will address this issue through a future Local Plan review. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the</p>

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				findings of the Sustainability Appraisal.
MM51	196	New paragrap h after Paragrap h 12.23	Insert new paragraph after paragraph 12.23: <u>Felixstowe is served primarily by the A14 and a limited number of local roads which provide connections to the rest of the District and beyond. In partnership with Suffolk County Council and Highways England, the Council will support opportunities over the plan period to promote sustainable forms of transport and mitigate transport related issues that may arise as a result of the cumulative impact of new developments within Felixstowe and the surrounding area.</u>	The modification clarifies the Council approach to joint working with Suffolk County Council and Highways England in promoting sustainable forms of transport. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the

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				Sustainability Appraisal.
	196	Paragrap h 12.25	<p>Amend paragraph 12.25 to read:</p> <p>Land to the north and south west of Felixstowe is designated as being of national and international importance for its landscape and nature conservation interests. Over the plan period opportunities to enhance design, landscaping and green spaces will be realised which take account of the town setting and protected landscapes, <u>including opportunities to provide for biodiversity net gain</u>. Alongside the countryside locations, the sea as well as the River Deben and River Orwell provide an important and valued backdrop to the town for both residents and visitors.</p>	<p>The modification seeks to reflect national policy in relation to biodiversity net gain, as agreed through a SOCG with Natural England. The Sustainability Appraisal for this Policy identified an uncertain effect on the objective for biodiversity. With the modification, that effect is considered to remain uncertain. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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	198	Policy SCLP12.2	<p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>The vision for Felixstowe will be to retain its role as a thriving coastal resort and major centre with a comprehensive range of services and facilities which supports the community of Felixstowe and the neighbouring settlements on the Peninsula. Infrastructure improvements are required over the plan period to meet future needs as well as enhancing the quality of life of existing communities and visitors.</p> <p>Over the plan period a thriving seaside town and port which is attractive to residents of all ages, and welcoming to visitors who wish to experience the town’s beautiful coastal location, built heritage, vibrant and diverse retail centre and healthy outdoor lifestyle will be achieved.</p> <p>The strategy will seek to ensure that:</p> <ul style="list-style-type: none"> a) Employment opportunities are maintained to support the operations of the Port of Felixstowe and a wider range of employment types including tourism and technology related enterprises and sites are provided across the town; b) Services and facilities support the needs of local residents, visitors and those in surrounding communities; c) Areas of deprivation are supported through positive interventions; d) Dementia friendly environments are created throughout the town; 	<p>The modification clarifies the Council approach to joint working with Suffolk County Council and Highways England in promoting sustainable forms of transport. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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			<p>e) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities;</p> <p>f) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road;</p> <p>g) The resort continues to flourish and opportunities for regeneration and additional tourist attractions are brought forward;</p> <p><u>h) Opportunities for sustainable forms of transport will be enhanced, and the cumulative impact of new developments will not create severe impacts on the existing transport network;</u></p> <p>h i) Car parking provision is maintained and enhanced through redevelopment opportunities to serve residents, visitors and tourists;</p> <p>h j) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;</p> <p>h k) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;</p> <p>h l) The risk of flooding and coastal erosion is carefully overseen through partnership working, mitigation and management;</p> <p>h m) Residential opportunities are provided to meet the needs in particular of younger people entering the housing market and those of an ageing population and changing demographic over the plan period; and</p>	

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			<p>Open spaces are preserved, enhanced or otherwise re-provided to ensure that all residents have easy access to informal recreational green space.</p> <p>The creation of the North Felixstowe Garden Neighbourhood will provide new opportunities for a leisure centre, housing, employment, education provision and community facilities, focused around the principles of a safe and inclusive community, and integration with the town and the surrounding countryside through enhancing green infrastructure networks.</p>	
MM52	204	Paragraph h 12.60	<p>Modification to paragraph 12.60:</p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should <u>are expected to</u> be supported by evidence considering the suitability for prior extraction, <u>as directed by the Policy</u>, having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</p>	<p>The modifications seek to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral</p>

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				<p>resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal. However, the modification will require amendments to the commentary against the soil and mineral resources objective. A revised appraisal is included in this document for the Policy.</p>

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	206-207	Policy SCLP12.3	<p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Approximately 143ha of land is identified for a Garden Neighbourhood to the north of Felixstowe and Trimley St Mary, as shown on the Policies Map, for a comprehensive leisure led development comprising leisure, green infrastructure, community facilities and employment land alongside residential development comprising a mix of housing types, sizes and tenures in a design which creates a dementia friendly environment. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.</p> <p>Critical to the success of this development will be the integration of the new Garden Neighbourhood with the existing community of Felixstowe and surrounding area, as well as taking into account the location of the site adjacent to the Suffolk Coast and Heaths AONB and its setting.</p> <p>The Master Plan should be informed by community engagement and include:</p> <ul style="list-style-type: none"> a) A new leisure centre in a location which is easily accessible for the existing community; b) Provision of 630 primary school spaces and early years provision; c) Protection of the Grove Woodland and Eastward Ho recreational areas along with appropriate green infrastructure provision to provide accessible natural green space and 	<p>The modification to criterion h) seeks to ensure that heritage assets are preserved and where possible enhanced and that regard is had to the Council’s North Felixstowe Garden Neighbourhood Heritage Impact Assessment, as agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive.</p>

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			<p>retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;</p> <p>d) Appropriate open space provision for both informal and formal recreational opportunities through retained space, re-provision, enhancement or new provision.</p> <p>e) Public rights of way on the site should be preserved and enhanced, and opportunities sought to maintain and provide access to the countryside;</p> <p>f) Project level Habitats Regulations Assessment will be required, and requirements for Suitable Alternative Natural Greenspace to be provided;</p> <p>g) Biodiversity networks and habitats to be preserved and enhanced, including measures to enhance biodiversity within housing areas;</p> <p>h) Setting of Listed Buildings in proximity to the site to be preserved; <u>Measures to sustain, and where possible enhance or better reveal the significance of heritage assets and their settings, having regard to the conclusions of the Council’s North Felixstowe Garden Neighbourhood Heritage Impact Assessment;</u></p> <p>i) Proportionate archaeological assessment;</p> <p>j) A site-specific Flood Risk Assessment;</p> <p>k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;</p> <p>l) Community Hub comprising a variety of services and facilities* to be created in accessible locations;</p>	<p>Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to criterion m) seeks to ensure transport infrastructure facilitates safe walking, cycling and vehicular use throughout the garden neighbourhood and in adjacent areas. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to</p>

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			<p><u>m) A network of pedestrian, cycling and vehicular routes that provide connectivity and movement across the Garden Neighbourhood and with adjacent areas whilst protecting and enhancing local Quiet Lanes;</u></p> <p>n) n) Provision of new vehicular access points off Candlet Road and/or improvements to existing accesses supported by further access for pedestrian and cycle traffic in other locations;</p> <p>o) o) Design and layout that supports inclusive use and a dementia friendly environment;</p> <p>p) p) Consideration of the existing water mains and sewers in Anglian Water’s ownership which influence the design of the Garden Neighbourhood following the principles of Holistic Water Management;</p> <p>q) q) Employment land for high quality non-port related small business units;</p> <p>r) r) Retirement dwellings comprising care home extra care / sheltered dwellings; and</p> <p>s) s) Up to 2,000 dwellings (including 560 with outline planning permission, as shown on the Policies Map), providing a mix of dwelling types, sizes and tenures including housing to meet the specialised housing needs of older, younger and vulnerable people and self-build plots, and provision of affordable housing-;</p> <p><u>t) Assessment of the impacts of Garden Neighbourhood proposals on the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and</u></p> <p><u>u) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.</u></p>	<p>remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to criterion t) seeks to ensure the potential impacts on the AONB are assessed. The Sustainability Appraisal for this Policy identified an uncertain effect on the objective for landscape. With the modification, that effect is considered to remain uncertain. Therefore, the modification does not affect the findings of the</p>

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			<p>The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions, and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan. <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.</u></p> <p>Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council and where appropriate Highways England, informed by a Transport Assessment.</p> <p>* for the purposes of this policy services and facilities could include convenience store, shops, meeting places, education facilities, care facilities and medical facilities.</p>	<p>Sustainability Appraisal.</p> <p>The modification to add criterion u) seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. However, the modification</p>

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				<p>will require amendments to the commentary against the soil and mineral resources objective. A revised appraisal is included in this document for the Policy.</p> <p>The modification to the penultimate paragraph of the policy clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability</p>

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				Appraisal for this Policy identified a double positive effect on the objective for water. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM53	208	Paragraph 12.63	<p>Amend paragraph 12.63 to read:</p> <p>The properties on Conway Close, Swallow Close and Upperfield Drive currently define the edge of the built up area of Old Felixstowe with countryside to the north. The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty or important views of the Deben Estuary. <u>Understanding the potential impact on the natural beauty and special qualities of this area and identifying appropriate mitigation measures to be delivered on</u></p>	The modification seeks to ensure that the natural beauty and special qualities of the area of conserved and where possible enhanced, as agreed through a SOCG with the

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			<p><u>site will be necessary to help conserve and enhance the nationally designated landscape.</u></p>	<p>AONB Partnership. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	211	Policy SCLP12.4	<p>Policy SCLP12.4: Land North of Conway Close and Swallow Close, Felixstowe</p> <p>3.3883ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:</p>	<p>The modification to add criterion n) seeks to ensure that the natural beauty and special qualities of the area of conserved and where possible enhanced, as</p>

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			<ul style="list-style-type: none"> a) Affordable housing provision to be in line with Policy SCLP5.10; b) A site-specific Flood Risk Assessment; c) A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8; d) Highway design which provides for appropriate vehicular access to the Garden Neighbourhood; e) Maximum building height of 2 storeys; f) Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site; g) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy and to provide opportunities for all ages to be active; h) An Air Quality Assessment will be required, and any necessary mitigation provided; i) An Archaeological Assessment is required; j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; k) Green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood; l) Creating links to the existing public rights of way network including upgrading Footpath 8 so as to allow cycling and to provide a circular route; and m) A financial contribution towards the provision of a new primary school and new early years settings in Felixstowe; 	<p>agreed through a SOCG with the AONB Partnership. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion o) clarifies that development proposals will need to demonstrate adequate foul</p>

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			<p><u>n) A Landscape and Visual Impact Assessment will be required, and any mitigation provided, including a lighting strategy to conserve and enhance the Natural Beauty and Special Qualities of the Area of Outstanding Natural Beauty; and</u></p> <p><u>o) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM54	212	Paragraph h 12.82	<p>Modification to paragraph 12.82:</p> <p>Development which provides units targeted at the ageing population will be welcomed as will the delivery of smaller units to provide a mix of residential opportunities which. <u>Development should preserve respect the setting of surrounding Listed Buildings and residential uses, with particular regard to Grade II Tyndale House.</u></p>	<p>The modifications clarify that development proposals should preserve the significance of affected Listed Buildings from harm, and have been agreed through the SOCG with Historic England. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With this modification, that affect is now considered to be positive. A revised appraisal is included in this document for the policy. The</p>

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				changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.
	214	Policy SCLP12. 5	<p>Policy SCLP12.5: Land at Brackenbury Sports Centre</p> <p>1.8ha of land on the site of Brackenbury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.</p> <p>The re-development of this site will only come forward at a time when new leisure facilities have been brought into operation as part of the Felixstowe Garden Neighbourhood.</p> <p><u>Development of this site will not come forward until new leisure facilities with equivalent or better provision in terms of quantity and quality have been brought into operation as part of the Felixstowe Garden Neighbourhood.</u></p> <p>Development will be expected to accord with the following criteria:</p>	The modification to the second paragraph seeks to ensure that residents have continuous access to high quality leisure facilities. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for health. With the modification, that

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			<p>a) A mix of housing should be provided on the site including housing for older people and smaller starter home units;</p> <p>b) Design and layout which promotes a dementia friendly environment;</p> <p>c) Provision of affordable housing;</p> <p>d) Retention of, and enhancements to, walking and cycling connections through the site;</p> <p>e) Retention or enhancement of green spaces and play area;</p> <p>f) Provision of 0.1ha of land for a new early years setting if needed;</p> <p>g) A site-specific Flood Risk Assessment is required; and</p> <p>h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available-;</p> <p>i) <u>Design, layout and landscaping of the development should be carefully designed to preserve the setting of the adjacent Grade II Listed Tyndale House; and</u></p> <p>j) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion i) clarifies that development proposals should preserve the significance of affected Listed Buildings from harm, and has been agreed through the SOCG with Historic England. The Sustainability Appraisal for this Policy identified a neutral effect on</p>

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				<p>the objective for the historic environment. With this modification, that affect is now considered to be positive. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below. The modification to add criterion j) clarifies that development proposals will</p>

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				<p>need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure the required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM55	222	Policy SCLP12. 8	<p>Policy SCLP12.8: Land at Bridge Road, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Bridge Road as shown on the Policies Map.</p> <p>Applications for employment uses on this site will be considered against the following:</p> <ul style="list-style-type: none"> a) Existing lawful uses to be retained; b) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent; c) Proposals which generate a large number of traffic movements will be resisted; d) Small units to be retained – comprehensive redevelopment of the site for one use will be resisted; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available Hours of operation to be limited by planning condition to resist over intensification; and f) Landscaping of boundaries to be introduced to enhance the appearance of the site; g) <u>Hours of operation to be limited by planning condition to resist over intensification;</u> and h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The first modification identifies criterion g) as a separate criterion to that of e). As the modification does not alter the nature of the Policy the findings of the Sustainability Appraisal are not affected.</p> <p>The second modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure the required capacity,</p>

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				as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM56	224	Policy SCLP12.9	<p>Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Carr Road / Langer Road as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:</p>	The modification seeks to ensure consistency with the NPPF in respect of the amenity impacts from Felixstowe Water Recycling Centre, as agreed

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			<p>a) Proposals for further development of the site should be accompanied by a site-specific Flood Risk Assessment;</p> <p>b) Existing lawful uses to be retained;</p> <p>c) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;</p> <p>d) Warehousing or storage activities will be resisted and directed towards land identified under Policy SCLP12.4 or other areas designated for Port and Logistics uses;</p> <p>e) Proposals which generate large numbers of heavy traffic movements will be resisted;</p> <p>f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;</p> <p><u>g) Ensure that the risk of odour and other amenity impacts from Felixstowe Water Recycling Centre is not detrimental to the amenity of occupants and to ensure that new development does not give rise to unreasonable restrictions being placed on the continuous operation of Felixstowe Water Recycling Centre. Where there is a potential impact on amenity, evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the employment land and that any mitigation can be achieved without detriment to the continuous operation of Felixstowe Water Recycling Centre;</u></p> <p>g) h) Hours of operation to be limited by planning condition to resist over-intensification of uses; and</p> <p>h) i) Landscaping of boundaries to be introduced to enhance the appearance of the site.</p>	<p>through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM57	226	Policy SCLP12.1 0	<p>Policy SCLP12.10: Land at Haven Exchange, Felixstowe</p> <p>Employment opportunities will be encouraged on the site at Haven Exchange as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:</p> <ul style="list-style-type: none"> a) A site-specific Flood Risk Assessment; b) Existing lawful uses to be retained; c) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent (including Holiday and Caravan Parks); d) Starter units required which provide opportunities for local businesses; e) Scale of employment buildings to be in keeping with existing units; f) Uses which are complementary to the Port of Felixstowe will be supported, excluding those which have a detrimental impact on residential amenity; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; Air Quality assessment required; and h) Consideration of the IP / HP apparatus crossing the site; <u>and</u> i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure the required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does</p>

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				not affect the findings of the Sustainability Appraisal.
MM58	232	Policy SCLP12.1 4	<p>Policy SCLP12.14: Spa Pavilion to Manor End</p> <p>The Council will support and promote high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. The area has, in part, a rich Edwardian and Victorian character and any proposals will need to maintain the active commercial frontage and be of a high quality design which respects the town’s heritage. Proposals which actively encourage new resort experiences will be welcomed.</p> <p>Resort related uses will be supported on the Sea Road frontage. Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities. Where this is not possible or unviable there may be opportunities for residential units on upper floor or at the rear of sites.</p> <p>Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.</p> <p>The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be</p>	<p>The modifications seek to ensure that development proposals conserve and enhance affected heritage assets, and have been agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the</p>

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			<p>supported to ensure that the resort offers a range of high quality attractions for visitors and residents, as set out in policy SCLP12.16.</p> <p>Between the Pier and the Spa Pavilion, activities which promote cultural attractions including cafes, restaurants and shops on the ground floor will be supported where they respect <u>make a positive contribution to the significance of the two Conservation Areas designation, and respect the Registered Gardens and the Edwardian and Victorian</u> Victorian and Edwardian architectural heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.</p>	<p>modification does not affect the findings of the Sustainability Appraisal.</p>
MM59	235	Paragraph 12.164	<p>Modification to paragraph 12.164:</p> <p>Any future <u>redevelopment</u> of this site will need to reflect <u>make a positive contribution to the Conservation Area and architectural heritage of Felixstowe and provide a built form that promotes includes attractive spaces for resort, tourist and recreational uses that support both the day time and night time economy of Felixstowe.</u></p>	<p>The modifications seek to ensure that development proposals conserve and enhance the affected Conservation Area, and have been agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a</p>

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				<p>positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

	236	Policy SCLP12.1 6	<p>Policy SCLP12.16: Felixstowe Leisure Centre</p> <p>Land currently occupied by Felixstowe Leisure Centre, car parking and event space as identified on the Policies Map is allocated for modern and imaginative resort, tourist and visitor uses which support both the day time and night time economy in Felixstowe.</p> <p>Development of this site will not come forward until new leisure facilities <u>with equivalent or better provision in terms of quantity and quality</u> have been brought into operation as part of the Felixstowe Garden Neighbourhood.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of uses which promote unique, modern and imaginative tourist, resort and visitor opportunities; b) Uses which do not adversely impact the town centre; c) Improved public realm and accessibility; d) Design and layout which complements the prominent seafront location and <u>makes a positive contribution to character of the significance of the Conservation Area</u>; e) A site-specific Flood Risk Assessment is required; f) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available g) No reduction in car parking spaces; h) Supports both the day time and night time economy; and i) Limited residential on upper floors. i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The modification to the second paragraph of the Policy ensures that the existing leisure facilities remain in place until such a time as equivalent or better provision is made available through the North Felixstowe Garden Neighbourhood. As the modification is a minor change, it does not affect the findings of the Sustainability Appraisal. The modifications to criterion d) ensure that the policy is effective in conserving and enhancing the significance of the Conservation Area. The Sustainability Appraisal for this Policy identified a</p>
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				<p>positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. However, the modification will require amendments to the commentary against the historic environment objective. The removal of criterion i) makes the delivery of housing as part of this allocation less certain. The Sustainability Appraisal for this Policy identified a positive effect on</p>

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				<p>the objective for housing. With the modification, that effect is considered to remain positive but with a '?'. The modification also clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure the required capacity. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is</p>

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				considered to remain positive. Therefore, that change does not affect the findings of the Sustainability Appraisal.
MM60	238	Paragraph 12.177	<p>Additional paragraph after paragraph 12.177:</p> <p><u>Development in the Ipswich Strategic Planning Area is predicted to collectively add to significant strain on the transport network in and around Ipswich. Additional highway capacity will not on its own address these issues and the ISPA authorities agree that robust steps must be taken to prioritise healthy and sustainable travel. A package of transport mitigation measures has been identified to reduce vehicle movements. Suffolk County Council as the Highway Authority has developed a strategy which contains a package of mitigation measures to deliver modal shift and mitigate impacts on the wider Ipswich highways network. The Council will work with the other authorities across the ISPA to ensure that there is a co-ordinated approach to funding the mitigation through the delivery of the Local Plan.</u></p>	The modification seeks to reflect the approach to the delivery of transport mitigation measures in the ISPA, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to

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				remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	239	Paragraph h 12.179	<p>Modification to paragraph 12.179:</p> <p>Communities in this part of the plan area have seen significant levels of growth through previous Local Plan allocations. In the short to medium term the development of Brightwell Lakes will deliver a high quality masterplan development and it is recognised that this development will need the opportunity to settle and mature. In support of delivery of the Ipswich Garden Suburb and Brightwell Lakes, this plan does not propose significant additional growth in this area in the early years of the plan period. In order to assist with delivery of housing across the Ipswich Strategic Planning Area, this plan identifies land at Humber Doucy Lane, Rushmere St Andrew / Tuddenham as part of a cross boundary allocation with Ipswich Borough to deliver housing beyond 2031. The opportunity for redevelopment of the Police Headquarters site in Martlesham Heath would enable the provision of a high density brownfield development of a mix of smaller units led by innovative design. An allocation is also proposed at Woodbridge Town Football Club to deliver housing and to provide a degree of certainty regarding potential future uses, and whilst this is in Martlesham Parish it is detailed within the Strategy for Woodbridge due to it being adjacent to the urban area of Woodbridge. Elsewhere in the area neighbouring Ipswich, future development will be limited to sites within the defined Settlement Boundaries.</p>	The modification seeks to ensure that so long as land at Humber Doucy Lane comes forward alongside land in Ipswich Borough, it is not restricted unnecessarily by a specific date. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to

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				remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	240	Policy SCLP12.1 8	<p>Policy SCLP12.18: Strategy for Communities surrounding Ipswich</p> <p>The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the District.</p> <p>Provision of appropriate community infrastructure, education facilities and public transport will be supported where the needs are clearly demonstrated. <u>Development will be expected to maximise its contribution to sustainable transport and promotion of modal shift in order to contribute to the delivery of new and enhanced sustainable transport measures in and around Ipswich.</u></p> <p>Residential developments will be limited to the proposal at Brightwell Lakes, land at Humber Doucy Lane to come forward beyond 2031 alongside land in Ipswich Borough, the provision of housing in association with redevelopment of the Police Headquarters site and development</p>	The modification seeks to reflect the approach to the delivery of transport mitigation measures in the ISPA, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a positive effect on the objective for transport. With the modification, that effect is considered to

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			<p>within the Settlement Boundaries consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or development identified through Neighbourhood Plans.</p> <p>Economic proposals which are well related to the strategically important employment areas will be supported where they maximise provision and support the diverse range of opportunities in the area in accordance with other policies in the Local Plan.</p>	<p>remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification seeks to ensure that so long as land at Humber Doucy Lane comes forward alongside land in Ipswich Borough, it is not restricted unnecessarily by a specific date. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to</p>

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				remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM61	241	Paragraph 12.185	<p>Modification to paragraph 12.185:</p> <p>There are Scheduled Monuments within and in close proximity to the site, including a scheduled bowl barrow and pill box, and development will need to ensure that these are protected. <u>Provision of a Heritage Park, in substantial accordance with the design principles of the concept diagram (Drawing No: 3167712) conditioned with the outline permission (DC/17/1435/OUT), will help to ensure development respects the historic environment. The design principles set out in the aforementioned concept diagram aim to create an attractive formal park style setting to heritage assets overlooked by homes while maintaining key views through the development.</u></p>	The modification clarifies that the scheduled bowl barrows have been taken account of through a Heritage Park, and has been agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With the modification, that effect is now considered to be

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				<p>positive. Therefore, the modification will require amendments to the effect and commentary against the historic environment objective. A revised appraisal is included in this document for the Policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.</p>

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	242	Policy SCLP12.1 9	<p>Policy SCLP12.19: Brightwell Lakes</p> <p>Land at Brightwell Lakes (to the south and east of Adastral Park) is a masterplanned consented site for 2000 homes (DC/17/1435/OUT) approved in April 2018. The site will deliver a substantial number of homes in the area to the east of Ipswich over the next 15 years. This site is led by its infrastructure needs, delivered under the section 106 agreement and conditions of the planning permission, these include:</p> <ul style="list-style-type: none"> a) Provision of strategic open space in the form of Suitable Alternative Natural Greenspace (SANG) including extensive play and trim trail facilities and a wide range of walking, cycling and recreational routes. This is designed and planned to meet the mitigation measures outlined in the 2011 Core Strategy Appropriate Assessment and Habitats Regulations Assessment carried out within the outline planning permission. This includes contributions to enhanced wardening and monitoring of visitor impacts upon designated European nature conservation sites; b) Provision of a new all-through school, to meet identified pre-school, primary and secondary needs; c) Outdoor recreational sport space and facilities including changing facility and shared use with the school; d) Community Centre including Library and community policing provision; e) On-site recycling facilities; 	<p>The modification clarifies that the scheduled bowl barrows have been taken account of through a Heritage Park, and has been agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With the modification, that effect is now considered to be positive. Therefore, the modification will require amendments to the effect and commentary against the historic</p>

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			<ul style="list-style-type: none"> f) Allotments and a community orchard; g) Public art provision; h) High speed broadband; i) Provision of strategic drainage to manage surface water drainage within the site; j) Health centre or provision of improved health facilities in the area; k) Measures to mitigate impact on the local road network, including improvements to the A12 junction between its junction with the A1214 and Seven Hills Interchange; to the A1214 and the Foxhall Road corridor; l) Improved public transport provision including links to Ipswich town centre and a direct service to Ipswich Train Station; m) Improvements to the public rights of way network on and off site, including pedestrian and cycle links; n) Adequate electricity supply; o) Improvements to the water supply network; and p) Upgrades to the waste water treatment (foul sewerage) network; <u>and</u> q) <u>Provision of a Heritage Park to preserve the significance of the Scheduled Monument bowl barrow and non-designated heritage assets along with protection of other Scheduled Monuments on and surrounding the site.</u> 	<p>environment objective. A revised appraisal is included in this document for the Policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.</p>
MM62	244	Paragraph 12.191	<p>Modification to paragraph 12.191:</p> <p>The business park should include a focal outside area containing public seating and public art. To support the green infrastructure throughout the site, significant landscaping will be required</p>	<p>The modifications are minor clarifications relating to the consideration of</p>

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			<p>to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium <u>and Scheduled Monuments</u> adjacent. Opportunities should also be explored to integrate and connect landscaping to the existing Public Rights of Way Network in the area. The site is surrounded by known archaeological sites recorded in the Historic Environment Record, and to the west, cropmarks include a Bronze Age barrow cemetery of at least four barrows, likely associated with the wider group of Scheduled Monuments at Seven Hills, <u>which is of outstanding local importance</u>. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission to inform viability of schemes, mitigation requirements and conservation in situ of significant remains.</p>	<p>effects on heritage assets, and have been agreed through a SOCG with Historic England. The modifications are minor changes and the Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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	244	Paragraph 12.192	<p>Modification to paragraph 12.192:</p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should <u>are expected to</u> be supported by evidence considering the suitability for prior extraction, <u>as directed by the Policy</u>, having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</p>	<p>The modifications seek to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With the modifications, that effect is considered to remain double negative. Therefore, the modifications do not affect the findings of the</p>

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				Sustainability Appraisal. However, the modifications will require amendments to the commentary against the soil and mineral resources objective. A revised appraisal is included in this document for the Policy.
	245	Policy SCLP12.20	<p>Policy SCLP12.20: Land at Felixstowe Road</p> <p>Land is identified at Felixstowe Road for a high quality business park to provide employment spaces targeted at Business and Professional Services Sectors in the form of B1 and B2 uses. Start up units and grow on space will be supported as part of the overall mix of units on the site.</p> <p>Access to the site will be required from Felixstowe Road. The access arrangements should demonstrate no severe impact on the A12 and the A14 and local road network. Opportunities</p>	The modification to the fourth paragraph seek to ensure that affected heritage assets and their settings are appropriately considered, as agreed through a SOCG with Historic England. The Sustainability

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			<p>to enhance the capacity of the Seven Hills junction and access to the Crematorium should be explored and will be supported.</p> <p>The development will be expected to represent a high quality of contemporary design and to achieve high standards of sustainable construction.</p> <p>Exceptional design will be expected to provide a high quality and well screened business destination appropriate to the site’s location in the setting of the AONB <u>and the nearby cluster of Scheduled Monuments that form part of Seven Hills barrow cemetery</u>, in terms of scale, massing, materials and lighting. A lighting strategy will be required as part of any proposals. Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessment. A proportionate archaeological assessment will be required.</p> <p>Buildings will be expected to provide a high quality attractive environment with areas of green infrastructure and appropriate provision for vehicular parking, walking and cycling. <u>Opportunities to encourage and enable travel to the site by walking and cycling must be realised along with measures to encourage travel to the site by public transport.</u> Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.</p> <p>Proposals outside of B1 and B2 class uses which support the high quality business park nature of the employment area, will be permitted where integrated in premises with B1 and B2 uses or whose primary purpose is to provide a service to the businesses and employees operating in that location.</p>	<p>Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p> <p>The modifications to the fifth paragraph seek to ensure sustainable transport opportunities are delivered. The Sustainability Appraisal for this Policy identified a positive effect on the objective for</p>

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			<p>A site-specific flood risk assessment will also be required as the site is over 1ha. Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available. <u>Proposals should also provide confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p><u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether the site is suitable for prior extraction.</u></p>	<p>transport. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this</p>

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				<p>Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add the final paragraph seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this</p>

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				<p>Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal. However, the modification will require amendments to the commentary against the soil and mineral resources objective. A revised appraisal is included in this document for the</p>

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MM63	248	Policy SCLP12.21	<p>Policy SCLP12.21: Ransomes, Nacton Heath</p> <p>30ha of land is identified at Ransomes, Nacton Heath as shown on the Policies Map for new employment provision for a mix of B1, B2 and B8 uses.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Minimising impact on landscape including the nationally designated Area of Outstanding Natural Beauty, including through the use of appropriate mitigation measures, informed through Landscape and Visual Impact Assessment; b) Further investigation into any designated and non designated heritage assets required; c) Impact on the local and strategic highway network including provision for access to public transport, and access via foot and cycle, and provision of any mitigation measures required; d) Ensure an appropriate design, scale and massing of buildings for example through the introduction of a design code, and minimise impacts arising from lighting; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; f) Potential contamination of the site will need to be investigated and addressed where necessary; g) Integration of new uses with existing businesses within the site; 	<p>Policy.</p> <p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the</p>

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			<p>h) An archaeological assessment will be required;</p> <p>i) A site wide surface water management strategy; and</p> <p>j) A site-specific Flood Risk Assessment is required; and</p> <p><u>k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>modification does not affect the findings of the Sustainability Appraisal.</p>
MM64	249	Paragraph 12.204	<p>Modifications to paragraph 12.204 and insertion of new paragraphs below paragraph 12.204:</p> <p>Within this part of the District, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space, <u>sport and recreation areas or and countryside</u>, whilst others blend into one another. Previous Local Plans sought to protect the open space between Ipswich and Rushmere Village through a specific policy and this is continued in this Local Plan. Land in this area is to be retained for sport and recreational uses primarily which also restricts inappropriate development in this location.</p> <p><u>Much of the land is in use as playing pitches and associated buildings and other infrastructure, occupied by a number of sporting clubs and organisations. The continued provision and enhancement of sports and recreation facilities in this location should enable the separation of Rushmere village and Ipswich to be maintained, through the presence of formalised green spaces. Ipswich Town Football Club have had a presence on land north and south of Playford Road for nearly three decades, and there also remains evidence of former uses on some of this land, including through the presence of currently unused areas of land.</u></p>	<p>The modifications seek to ensure that the important gap between Rushmere village and Ipswich is retained, while supporting the provision of recreation facilities and open space. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for health. With the modifications, that effect is</p>

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			<p>Over the plan period, the provision of sport and recreational facilities opportunities, both public and privately accessible, will <u>therefore be supported and retained</u> for the benefit of the community <u>and local sports clubs and associations</u>, as well as <u>avoiding reducing</u> the coalescence of settlements. <u>Development associated with the provision of sports and recreation may include for example related educational facilities, where this is ancillary to the provision of outdoor sports and recreation, and maintains the separation of Rushmere village and Ipswich.</u></p> <p><u>Whilst much of the open space is formal in nature, the area also has potential to enhance conditions for biodiversity, and development proposals would be expected to demonstrate how they support the maintenance and enhancement of biodiversity networks, in accordance with policy SCLP10.1.</u></p>	<p>considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.</p>
	249	Policy SCLP12.22	<p>Policy SCLP12.22: Recreation and Open Space in Rushmere</p> <p>Land is identified near-between Ipswich and Rushmere Street as shown on the Policies Map to retain settlement separation and through the presence of natural and formal open green spaces, and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst <u>also</u> contributing to the recreational needs of the District and Ipswich Borough.</p>	<p>The modifications seek to ensure that the important gap between Rushmere village and Ipswich is retained, while supporting the provision of recreation facilities and open space. The</p>

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			<p>Proposals will only be granted <u>supported where they are</u> for sports ground or other associated recreational uses, <u>or for associated uses which contribute to provision for outdoor sports and recreation and which maintain the separation of Rushmere village and Ipswich.</u></p>	<p>Sustainability Appraisal for this Policy identified a double positive effect on the objective for health. With the modifications, that effect is considered to remain double positive. Therefore, the modifications do not affect the findings of the Sustainability Appraisal.</p>
MM65	251	Policy SCLP12.23	<p>Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)</p> <p>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 of which is located</p>	<p>The modification to add criterion e) seeks to ensure that the biodiversity net gain is referenced, as agreed through a SOCG with the Suffolk Wildlife Trust. The</p>

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			<p>within the administrative boundary of Ipswich Borough Council. The detailed scheme for the country park as it relates to Suffolk Coastal District will be expected to:</p> <ul style="list-style-type: none"> a) Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network; b) Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road; c) Make suitable provision for any necessary maintenance tracks and access points; and d) Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded; <u>and</u> e) <u>Provide net gains for biodiversity.</u> <p>Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.</p>	<p>Sustainability Appraisal for this Policy identified a double positive effect on the objective for biodiversity. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM66	252	Paragraph 12.210	<p>Modification to paragraph 12.210:</p> <p>Suffolk Coastal District borders Ipswich Borough. The Ipswich Borough boundary is tightly drawn and to assist with enabling the housing need for Ipswich to be met within the Borough, land at Humber Doucy Lane within Suffolk Coastal District is identified as an allocation for housing development which would come forward as part of a masterplanned approach including land within Ipswich Borough. It would not be appropriate for the land in Suffolk</p>	<p>The modification clarifies that the site straddles the boundary between East Suffolk Council and Ipswich Borough Council</p>

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			<p>Coastal District to come forward without the land in Ipswich Borough as access to the site is required through land in Ipswich Borough. <u>An equivalent policy relating to land within Ipswich Borough is being established through the Ipswich Local Plan, which is currently under preparation.</u></p>	<p>and that an equivalent policy is being established through the Ipswich Local Plan, as directed by the Council’s Matter 3 Note on Policy SCLP12.24. As the modification is a minor change and only for clarity the findings of the Sustainability Appraisal are not affected.</p>
	252	Paragraph 12.212	<p>Modification to paragraph 12.212:</p> <p>The area of land in Ipswich Borough includes the land to the immediate south west of the site and the land to the immediate north west of the site. <u>Development should also seek to preserve the significance of the Listed Buildings to the north and east of the site. These are Allens House, Laceys Farmhouse, and the Garden Store north of Villa Farmhouse.</u></p>	<p>The modification clarifies that development proposals should preserve the significance of any affected Listed Buildings, and has been agreed through a SOCG with Historic</p>

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				<p>England. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	253	Paragraph 12.215	<p>Modification to paragraph 12.215:</p> <p>The site is identified to come forward post 2031 to enable the delivery of the Ipswich Garden Suburb to become well established and for infrastructure such as the primary school associated with the Ipswich Garden Suburb to be delivered. <u>The site is in close proximity to the Ipswich Garden Suburb, a strategic allocation in the adopted Ipswich Local Plan which is anticipated to deliver approximately 3,500 dwellings and other uses, including three new primary schools,</u></p>	<p>The modifications seek to ensure that development coming forward is aligned with the provision of necessary infrastructure, with particular</p>

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			<p><u>largely over the course of the Local Plan period. Primary school capacity is a current constraint on development at Humber Doucy Lane coming forward, and it is anticipated that additional capacity can be provided through the planned new provision at the Ipswich Garden Suburb to ensure there is adequate provision for this development. This is anticipated to affect the timing of development coming forward.</u></p>	<p>regard to education infrastructure provision. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for education. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	253	New paragraph after paragraph	<p>Insert new paragraph after paragraph 12.218:</p> <p><u>Project level Habitats Regulation Assessment will be required and should be carried out alongside the master planning process, considering the whole site along with the adjacent</u></p>	<p>The modification clarifies that a Project Level HRA will be required for the whole site, including the area</p>

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		12.218	<u>allocation in Ipswich Borough. Project level HRA will need to demonstrate that adverse effects can be prevented with long term mitigation measures.</u>	within Ipswich Borough. The Sustainability Appraisal for this Policy identified a negative effect on the objective for biodiversity. With this modification, that affect is considered to remain negative. However, the modification will require amendments to the commentary against the biodiversity objective. A revised appraisal is included in this document for the policy.

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	254	Policy SCLP12.24	<p>Policy SCLP12.24: Land at Humber Doucy Lane</p> <p>9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings <u>in conjunction with land identified in the Ipswich Local Plan, post 2031</u>. Development will <u>only</u> come forward as part of a master planned approach with land in Ipswich Borough.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Delivery of a high quality design incorporating a mix of housing types, including affordable housing on-site; b) A site-specific Flood Risk Assessment will be required; c) Provision of 0.1ha of land for an early years setting if needed within the part of the site in Suffolk Coastal District; d) Contribution to the creation of a ‘green <u>trail-rim</u>’ around Ipswich and provision of on-site open space; e) <u>Provision for sufficient primary school spaces;</u> e)-f) Provision of a soft edge to the urban area through the provision of significant landscaping; f) g) Promotion of the use of sustainable modes of transport; and g)-h) An archaeological assessment will be required; i 	<p>The modifications to the first paragraph seek to ensure that development proposals are masterplanned across the Ipswich/East Suffolk boundary. The modification does not change the nature of anticipated development on the site, and therefore does not affect the findings of the Sustainability Appraisal. The modification to add criterion e) seeks to ensure that sufficient primary school spaces are provided. As this</p>

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			<p>i) <u>Design, layout and landscaping of the development should be carefully designed to preserve the setting of the nearby listed buildings; and</u></p> <p>j) <u>A project level Habitats Regulations Assessment will be required.</u></p> <p>Development will be accessed via Humber Doucy Lane. A Transport Assessment will be required to identify any necessary improvements to highways and junctions on Humber Doucy Lane and Tuddenham Road.</p>	<p>would need to be provided regardless of whether it is included in the policy, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion i) clarifies that development proposals are designed to preserve the significance of any affected Listed Buildings, and has been agreed through a SOCG with Historic England. The Sustainability Appraisal for this Policy identified a</p>

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				<p>positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion j) ensures that a Project Level HRA is be undertaken for the whole site, including the area within Ipswich Borough. The Sustainability Appraisal for this Policy identified a negative effect on</p>

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				the objective for biodiversity. With this modification, that affect is considered to remain negative. However, the modification will require amendments to the commentary against the biodiversity objective. A revised appraisal is included in this document for the policy.
MM67	255	Paragraph 12.225	Modifications to paragraph 12.225: Land at Suffolk Police Headquarters, Portal Avenue is allocated for development of 300 dwellings. The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period, <u>and thus it is expected that redevelopment of the site would come forward as part of a programme of re-provision of Police facilities.</u> However, it is understood the Police Investigation Centre (PIC) located directly	The modification clarifies that it is expected that the redevelopment of the site will come forward alongside the re-provision of police facilities elsewhere, excluding the

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			<p><u>adjacent to the eastern site boundary will be retained in use.</u> The existing buildings on the site are becoming dated and are unlikely to provide the high quality office space which would meet modern day needs. This provides an opportunity to plan positively to deliver dwellings and community uses on a brownfield site. The site is well connected to the Martlesham Heath District Centre by existing walking and cycling infrastructure that could be enhanced through redevelopment of the site.</p>	<p>retention of the Police Investigation centre. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.</p>
	256	Paragraph 12.227	<p>Modifications to paragraph 12.227:</p> <p>The Martlesham Neighbourhood Plan was ‘made’ in July 2018. Policy MAR5 identifies a need for bungalows, flats and sheltered accommodation in Martlesham Heath. <u>Due to its physical separation from the lower density parts of the village and its accessible location,</u> it is considered that this site lends itself to <u>incorporating a mix of providing</u> flatted development and small, high density units <u>in a manner which contributes to a high quality of design,</u> due to its physical separation from the lower density parts of the village.</p>	<p>The modifications clarify that the anticipated housing mix is expected to incorporate a mix of housing types including flats and smaller dwellings. As this modification is for clarity and as the Policy received a double positive SA score in respect of housing the modification does not affect the</p>

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				findings of the Sustainability Appraisal.
	256	Paragraph 12.228	<p>Modifications to paragraph 12.228:</p> <p>In the west of the site there are currently sports pitches. The existing sports facilities on the site provide an opportunity to increase provision of such facilities for all age groups by exploring arrangements to make them available for community use, as supported in Policy SCLP12.17 <u>SCLP12.18</u>. The Martlesham Neighbourhood Plan supports measures to address the lack of sports facilities for all ages and the underuse of the Police Headquarters sports facilities. The Martlesham Neighbourhood Plan identifies a need for additional sports provision in the village and therefore it is expected that provision of sports facilities for use by the community should be provided as part of the proposals. <u>In identifying provision for open space and sports facilities, consideration should also be given to any needs being met by the existing sports provision on site, and any loss of provision, including through the proposed creation of alternative sports uses. Existing open space and sports facilities provision should be assessed in terms of whether it is surplus to requirements, would be replaced elsewhere or redevelopment of the site would incorporate equivalent or better provision in respect of quantity and quality. Owing to the existing facilities on site, the policy expects that open space and sports provision would be made available for the community through the redevelopment of the site.</u></p>	<p>The modifications seek to ensure consistency with Paragraph 96-97 of the NPPF in respect of open space and recreation. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for health and well-being. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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				Sustainability Appraisal.
	256	Paragraph 12.230	<p>Modification to paragraph 12.230:</p> <p>This site affects an area of extremely high archaeological significance and potential, on the former Martlesham Heath in the area of a series of at least eight Bronze-Age/prehistoric barrows which are either extant monuments or cropmarks. <u>Three of the aforementioned eight bowl barrows are Scheduled Monuments and are outside but in close proximity to the site boundary to the north and west. The centre of the site includes below ground remains of one of these eight bowl barrows. One of these, a cropmark, lies on the site itself.</u> Anglo-Saxon round barrows are recorded to the east and Prehistoric and Roman finds are also recorded in the vicinity. There is particular potential for archaeological remains of the barrow and associated burials to survive on the site, along with prehistoric and Anglo-Saxon satellite burials and activity. The site is also within the extent of Martlesham airfield. This site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development. The impact of past land use is not known.</p>	<p>The modification clarifies that there are a number of Scheduled Monuments in close proximity to the site. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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	256-257	Paragraph 12.231	<p>Modifications to paragraph 12.231:</p> <p>The site presents an opportunity to provide outdoor spaces, exercise trails, community facilities and shared work / meeting space. The natural woodland surroundings, sports facilities and location in relation to networks of green infrastructure present an opportunity to provide community facilities such as allotments and sports pitches which would benefit the wider community. <u>Opportunities for community ownership and/or management of such community facilities could be explored.</u> Permeability throughout the site and linking into the existing public rights of way network is strongly encouraged, with particular regard to pedestrian and cycle accessibility.</p>	<p>The modification clarifies that community ownership of community facilities should be explored. As the modification does not alter the nature of the policy, the modification does not affect the findings of the Sustainability Appraisal.</p>
	257	Paragraph 12.232	<p>Modification to Paragraph 12.232:</p> <p>The design, and layout and landscaping of the development will need to have regard to the amenity of residents alongside <u>in relation to</u> any continued use of surrounding areas of land for police functions, <u>including to ensure that their quality of life is not undermined by the fear of crime.</u></p>	<p>The modification seeks to ensure the quality of life for residents is not undermined by the proximity to the Police Investigation Centre, which is expected to be retained in use. The Sustainability</p>

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				Appraisal for this Policy identified a positive effect on the objective for health and well being. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	258	Policy SCLP12.25	<p>Policy SCLP12.25: Suffolk Police HQ, Portal Avenue, Martlesham</p> <p>10.7ha of land at the Suffolk Police Headquarters Site is allocated for the development of approximately 300 dwellings, <u>which is expected to come forward as part of a programme for the re-provision of Police facilities</u>. Development will be expected to comply with the following criteria:</p>	The modification to the first paragraph clarifies that the redevelopment of the site is expected to be delivered alongside the re-provision of police facilities. As the modification is for

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			<p>a) Delivery of a high quality, high density residential scheme incorporating flats and mix of residences to meet local needs <u>including provision of properties that would be suitable for older persons</u>;</p> <p>b) Delivery of a distinctive scheme in the wider context of the Martlesham Heath hamlets and the important gaps between them;</p> <p>c) Provision of affordable housing on-site;</p> <p>d) If needed at the time of a planning application, 0.1ha of land on the site should be reserved for a new pre-school setting;</p> <p>e) An archaeological assessment is required;</p> <p>f) A site-specific Flood Risk Assessment is required;</p> <p>g) The mature woodland areas should be retained and be accessible;</p> <p>h) Provision of open space providing opportunities for all ages;</p> <p>i) Provision of allotments which are accessible to residents and the wider community;</p> <p>j) Provision of sports facilities with opportunities for community use;</p> <p>k) <u>Proposals involving the loss of any existing open space, sports and recreational provision will need to demonstrate that such provision is surplus to requirements, that the loss would be replaced by equivalent or better provision in terms of quantity and quality or that the benefits of alternative sports and recreation provision outweigh any loss</u>;</p> <p>↳ l) Significantly enhance permeability through the site and linking into adjacent pedestrian and cycle routes; and</p>	<p>clarity only, it does not affect the findings of the Sustainability Appraisal. The modification to criterion a) seeks to ensure that housing for older people is provided on site. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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			<p>↳ <u>m) Provision of an ancillary area of communal workspace supporting social interaction and cohesion;</u></p> <p><u>n) An ecological survey will be required, and any necessary mitigation provided;</u></p> <p><u>o) Design, layout and landscaping to respect the site’s close proximity to three Scheduled Monuments, and a Bowl Barrow on site; and</u></p> <p><u>p) Any Police operations retained in use on and/or adjacent to the site will be addressed through scheme design, layout and landscaping, to ensure that the quality of life for future and existing residents, including in the surrounding area, is not undermined by the fear of crime.</u></p>	<p>Sustainability Appraisal.</p> <p>The modification to add criterion k) seeks to ensure that residents and the surrounding community have access to sports and recreational facilities and open space. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for health and well being. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the</p>

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				<p>findings of the Sustainability Appraisal. The modification to add criterion n) seeks to ensure necessary ecological mitigation is provided. The Sustainability Appraisal for this Policy identified a positive effect on the objective for biodiversity. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion o)</p>

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				<p>seeks to ensure that the significance of affected scheduled monuments is preserved. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion p) seeks to ensure</p>

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				<p>the quality of life for residents is not undermined by the proximity to the Police Investigation Centre, which is expected to be retained in use. The Sustainability Appraisal for this Policy identified a positive effect on the objective for health and well being. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM68	273	Paragraph 12.286	Modification to paragraph 12.286: The Heritage Impact Assessment advises that built development in this part of the site should be avoided. <u>Proposals on the site would need to consider their impact on heritage assets and their settings, including those identified in the Heritage Impact Assessment; Grade II* Listed Church of St John the Baptist, Grade II Listed Hurts Hall, Saxmundham Conservation Area, Grade II Listed Crown House, Grade II Listed The White House, Grade II Listed Monks Cottages, and Grade II Listed Benhall Stores.</u>	The modification seeks to ensure that development proposals consider the impact on heritage assets and their settings, and has been agreed through a SOCG with Historic England. As the modification is for clarity and consistency with the NPPF, the modification does not affect the findings of the Sustainability Appraisal.
	273	Paragraph 12.288	Modification to paragraph 12.288 including splitting to create new paragraph: To reduce the impact of the development and alongside providing for sufficient SANG areas, significant green infrastructure provision and areas of natural green space for recreation	The modification to the first paragraph seeks to ensure that built development is confined to

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			<p>should be integral to the layout of the Garden Neighbourhood. <u>Reflecting the heritage sensitivities and requirements for SANG, the Policy sets out that any uses to be delivered on land to the east of the railway are to be open space/SANG provision only. However, provision of open space and enhancements related to provision of SANG do not need to be confined to land to the east of the railway. Alongside this, the delivery of an integrated network of green infrastructure is expected to be provided throughout the Garden Neighbourhood.</u></p> <p>These areas <u>Green infrastructure</u> will provide amenity value for the future community and, a variety of habitats for wildlife. Green areas will also reduce the perception of settlement coalescence between the built up areas of Benhall and Saxmundham. Ensuring the provision of appropriate green infrastructure is a fundamental part of the creation of a new community in this part of the District and will complement the existing areas of woodland, the public rights of way and the adjacent countryside. <u>Particular attention will need to be paid to how movements will take place between the areas to the east and west of the railway.</u> The northern part of the area to the west of the B1121 known as The Layers provides an open setting to Hurts Hall, and has the potential to be enhanced to provide a high quality area of open space which makes the most of its history and links with surrounding heritage as well as potentially contributing to SANGs requirements. Any enhancements in relation to the provision of open space in this area need to be sympathetic to the character and setting of this area and heritage assets. The southern part of this area <u>There may be potential within the land to the east of the railway adjoining the B1121 could remain in its</u> <u>for existing uses to</u></p>	<p>west of the railway. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The second modification to the second paragraph seeks to ensure that development of the site delivers connectivity improvements</p>

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			<p><u>remain</u>, and links could be retained between Benhall and the rest of the Garden Neighbourhood through existing footpaths.</p>	<p>between the areas east and west of the railway. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The final modification clarifies that it may be acceptable for part of the land to</p>

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				the east of the railway to be retained in existing use. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	274	Paragraph 12.290	Modification to Paragraph 12.290: The indicative masterplan provides an indication of how the principles outlined above could be incorporated within the Garden Neighbourhood. The masterplan shows that the area to the east of the railway is expected to be characterised by the provision of informal and formal open	The modifications seek to ensure that built development is located on land to the west of the railway. The

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			space whilst the area to the west of the railway is expected to will provide for the focus for mixed use development linked to employment uses to the west of the A12.	Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	274	Paragraph 12.291	Amend paragraph 12.291 to read: Consultation responses and engagement with Suffolk County Council have highlighted the need for increased primary school provision in the Saxmundham area. Limited capacity in existing schools is increasingly acting as a barrier to the future development of Saxmundham and the surrounding communities. The provision of a primary school with early years provision would support future development in this part of the District. The exact location of a new primary school with early years provision will need to be considered early in the master	The modification clarifies policy in relation to early years provision, and has been agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a

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			<p>planning stages to ensure it is an integral and accessible part of the design and layout of the new development, and opportunities to benefit from shared facilities with Saxmundham Free School will be supported. <u>Early years capacity is forecast to be exceeded in the area over the plan period, and therefore new provision is expected to be provided alongside the new primary school. In addition, to meet forecast need, the policy also requires provision for a new early years setting on 0.1ha of land unless suitable and accessible accommodation is available elsewhere. At the time of a planning application, it will need to be demonstrated either that provision is to be made on site, or that there is certainty that suitable provision can be provided elsewhere.</u></p>	<p>double positive effect on the objective for education. With this modification, that affect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	276	Paragraph 12.311	<p>Modification to paragraph 12.311: The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, <u>as directed by the Policy</u>. This may help reduce the amount of material transported on and off site during development.</p>	<p>The modification seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this</p>

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				<p>Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	278-279	Policy SCLP12.29	<p>Policy SCLP12.29: South Saxmundham Garden Neighbourhood</p> <p>Approximately 66.6ha <u>67.8ha</u> of land for a garden neighbourhood is identified to the south of Saxmundham, which includes land within the parish of Benhall, for an education led development, comprising primary school provision, community facilities, employment land and open space alongside a variety of residential development. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.</p>	<p>The modification to the first paragraph clarifies the correct site area. As this modification is for clarity only it does not affect the findings of the Sustainability Appraisal.</p>

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			<p>Critical to the success of this master plan will be the integration of the new garden neighbourhood with the existing community of Benhall and Saxmundham, as well as taking into account the location of the site.</p> <p>The master plan should be informed by community engagement and include:</p> <ul style="list-style-type: none"> a) Provision of a one form of entry primary school on a 2.2ha site to enable further expansion and early years provision; b) 0.13ha of land <u>on the site should be reserved for a further new early years setting should suitable and accessible alternative provision not be available elsewhere. Proportionate contributions will be required towards the additional early years provision;</u> c) Community hub* comprising a variety of services and facilities to be located in an accessible location; d) Project level Habitats Regulations Assessment and a significant area of Suitable Alternative Natural Greenspace which is designed to mitigate impacts on European protected sites; e) Provision of green infrastructure, including informal and formal open spaces, circular walks, and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development; 	<p>The modification to criterion b) seeks to ensure early years setting is provided on site unless it can be demonstrated that suitable alternative provision is available elsewhere. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for education. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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			<p>f) Formal recreational opportunities to cater for all ages, including play space;</p> <p>g) Public rights of way on the site should be preserved and enhanced;</p> <p>h) Biodiversity networks and habitats to be preserved and enhanced, including measures to enhance biodiversity within housing areas;;</p> <p>i) Design and layout that supports a dementia friendly environment;</p> <p>j) Design and development of the site which, <u>having regard to the Council’s South Saxmundham Garden Neighbourhood Heritage Impact Assessment</u>, is sympathetic to the south entrance of Saxmundham, the Conservation Area and heritage assets, and views of the sensitive landscape and heritage setting to the east, As informed by a <u>heritage impact assessment will be required</u>;</p> <p>k) Proportionate archaeological assessment;</p> <p>l) A site-specific Flood Risk Assessment which considers the cumulative impact on receptors off site;</p> <p>m) Sustainable Drainage Systems (SuDS) to reduce the risk of surface water flooding and sewer flooding;</p> <p>n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available;</p> <p>o) Provision of new vehicular access point from the A12 supported by safe access for cyclists and pedestrians;</p> <p>p) Significant pedestrian and cycle accessibility throughout the site, with connections and improvements to networks beyond the site, including to the station and town centre;</p>	<p>Sustainability Appraisal. The modification to criterion j) seeks to ensure proposals have regard to the Council’s site-specific Heritage Impact Assessment. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for the historic environment. With the modification, that effect is considered to remain neutral. While the modification does not affect the findings of the Sustainability</p>

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			<p>q) Provision of a Transport Assessment, with particular regard to the capacity of the B1121/B1119 signalised crossroads;</p> <p>r) Employment land to the west of the A12, to be masterplanned and delivered as part of the Garden Neighbourhood;</p> <p>s) Approximately 800 dwellings of a range of types, sizes and tenures including housing to meet the needs of older people, younger and vulnerable people, and provision of self-build plots, including affordable housing on site;</p> <p>t) Provision of appropriate police, community safety and cohesion facilities-;</p> <p>u) <u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development; and</u></p> <p>v) <u>The area of land east of the railway is identified for the provision of open space and Suitable Alternative Natural Greenspace (SANG), to be masterplanned and delivered as part of the garden neighbourhood. The retention of existing uses on land to the east of the railway would be supported where this complements the delivery of open space and SANG.</u></p> <p>The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions, and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan <u>Confirmation of adequate</u></p>	<p>Appraisal, the modification will require amendments to the commentary against the soil and mineral resources objective. A revised appraisal is included in this document for the Policy.</p> <p>The modification to add criterion u) seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a</p>

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			<p><u>capacity in the foul sewerage network or action to upgrade to create the required capacity will be required. Including, but not limited to, water recycling upgrades.</u></p> <p>Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council.</p> <p>* For the purposes of this policy services and facilities could include convenience store, shops, meeting places, allotments, education facilities, care facilities and medical facilities.</p>	<p>double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to criterion v) seeks to ensure that land to the east of the railway is provided for open space, SANG and potentially the retention of existing uses. The Sustainability Appraisal for this</p>

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				<p>Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to the penultimate paragraph clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to</p>

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				<p>ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for water. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM69	281	Policy SCLP12.30	<p>Policy SCLP12.30: Land North-East of Street Farm, Saxmundham</p> <p>2.18ha of land north-east of Street Farm, Saxmundham, as shown on the Policies Map, is identified for residential use for approximately 40 units.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing; b) Main access through existing residential developments off Church Hill; c) Potential to improve east-west access across the site to provide pedestrian and cycle access to the north end of the High Street; d) A contribution towards new early years provision is required; e) Need to provide a strong planted boundary to the east of the site where it abuts the open countryside; f) Transport assessment required; g) A site-specific flood risk assessment is required; h) An archaeological assessment will be required; i) An ecological survey will be required; and j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; <u>and</u> k) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does</p>

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			If opportunities arise, applicants should explore options to link with wider redevelopment options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).	not affect the findings of the Sustainability Appraisal.
MM70	287	Paragraph 12.336	Modification to paragraph 12.336: The design of the development will need to be distinctive and innovative whilst appropriate in terms of the proximity to the Grade II Listed Maltings Cottage and Woodbridge Conservation Area as well as the Area of Outstanding Natural Beauty <u>and the prehistoric settlement and group of barrows at Sutton Hoo.</u>	The modification clarifies that development proposals will need to consider impacts on Sutton Hoo. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the

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				Sustainability Appraisal.
	289	Policy SCLP12.32	<p>Policy SCLP12.32: Former Council Offices, Melton Hill</p> <p>1.33ha of land at the Former Council Offices, Melton Hill, is allocated for a residential-led mixed use development of approximately 100 dwellings.</p> <p>Development will be expected to be of an exemplar, high quality design, and comply with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of units including a predominance of flatted dwellings, including affordable housing on-site; b) Design, layout and height of buildings to be appropriate to the site’s location in proximity to heritage assets and the Area of Outstanding Natural Beauty; c) Provision of a high standard of sustainable design; d) Provision of open space providing opportunities for all ages; e) A site-specific Flood Risk Assessment will be required; f) Project level Habitats Regulations Assessment will be required; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and h) Measures to promote non-car modes of travel; <u>and</u> i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive.

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			The provision of small scale community and A3 uses will be supported where they do not have a significant impact on the town centre.	Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM71	290	Paragraph 12.350	<p>Modification to Paragraph 12.350:</p> <p>The site is currently occupied by Woodbridge Town Football Club however it is acknowledged that a new location for the football club will need to be identified during the Local Plan period. The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location <u>in compliance with the criteria set out in the policy. The policy criteria include a requirement for equivalent or better management and accessibility arrangements to be provided, which aims to ensure that users can continue to access the new facility and relates to matters such as any community use agreements. within the town, which is accessible by non-car modes of transport.</u></p>	<p>The modification seeks to ensure that management of and accessibility arrangements are equivalent or better than existing measures. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive. Therefore, the</p>

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				modification does not affect the findings of the Sustainability Appraisal.
	292	Policy SCLP12.33	<p>Policy SCLP12.33: Land at Woodbridge Town Football Club</p> <p>4.16ha of land at Woodbridge Town Football Club is allocated for housing for approximately 120 dwellings associated with <u>the</u> relocation of the football club.</p> <p>Development will only be supported as part of a proposal which would establish suitable replacement facilities for the football club, which provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport.</p> <p>Development <u>on the site allocated under this policy</u> will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing including housing suitable to meet the needs of the elderly population and including affordable housing; b) Design, layout and height of buildings appropriate to the site’s location adjacent to the Area of Outstanding Natural Beauty; 	The modification to the first paragraph moves the requirement for re-provision of facilities to be accessible to the community by non-car modes of transport to criteria j) and m). The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive.

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			<p>c) Retention and strengthening of the existing landscaping and trees on the perimeter of the site;</p> <p>d) Provision of open space providing opportunities for all ages;</p> <p>e) An archaeological assessment will be required;</p> <p>f) A site-specific Flood Risk Assessment will be required;</p> <p>g) A project level Habitats Regulations Assessment will be required;</p> <p>h) Provision of a robust package of sustainable transport measures which promote connectivity with the town; and</p> <p>i) Access to be provided via Fynn Road.</p> <p><u>Proposals for the relocation of the football club will be expected to comply with the following criteria:</u></p> <p><u>j) The football club to be replaced in a way which provides equivalent or better provision in quantitative and qualitative terms;</u></p> <p><u>k) The replacement facility must be fully brought into use in advance of the loss of any existing facilities to ensure continuity of provision unless exceptional circumstances are demonstrated and an appropriate alternative timescale securing the delivery of the replacement provision is proposed and agreed with the Council;</u></p> <p><u>l) An appropriate highways access should be provided;</u></p>	<p>Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to the second paragraph clarifies that the following criteria apply to development on the site. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal. The modification to add the third paragraph and associated criteria sets a clear framework for the relocation of the football club.</p>

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			<p><u>m) The site must be in a suitable location to meet the needs of users of the site and accessible to the community by non-car modes of transport;</u></p> <p><u>n) There should be no unacceptable impact on the amenity of any adjoining residential uses in terms of noise and light pollution;</u></p> <p><u>o) An appropriate landscape mitigation scheme should be provided if necessary; and</u></p> <p><u>p) The new facility should be operated to equivalent or better accessibility and management arrangements.</u></p>	<p>The modification to add criterion k) seeks to ensure the re-provision of the football club is brought into use prior to the loss of the existing football club. The Sustainability Appraisal for this Policy identified a positive effect on the objective for health and wellbeing. With the modification, that effect is considered to remain positive. The modification to add criterion l) seeks to ensure an appropriate highways access is secured. The Sustainability Appraisal for this</p>

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				<p>Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive.</p> <p>The modification to add criterion n) seeks to ensure there are no unacceptable impacts on the amenity of any adjoining residential uses, with regard to noise and light pollution. The Sustainability Appraisal for this Policy identified a positive effect on the objective for quality of life.</p>

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				<p>With the modification, that effect is considered to remain positive. The modification to add criterion o) seeks to ensure landscape mitigation is provided. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. The modification to add criterion p) seeks to ensure new facilities are operated to equivalent or</p>

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				<p>better accessibility and management arrangements. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for transport. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM72	294	Policy SCLP12.34	<p>Policy SCLP12.34: Strategy for the Rural Areas</p> <p>The strategy for the rural areas is to support and enhance the vitality of rural communities and enhance the visitor experience whilst protecting and enhancing landscapes, and the natural, built and historic environment.</p>	<p>The modification seeks to ensure that reference to heritage assets is not undermined. The Sustainability Appraisal for this</p>

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			<p>The strategy for rural areas seeks to deliver:</p> <ul style="list-style-type: none"> a) Opportunities for employment development alongside the protection of existing employment uses; b) Improvements to connectivity and accessibility, including through continued improvements to high speed broadband and mobile phone coverage; c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages; d) Enhancements to the visitor experience; e) Protection and enhancement of the Area of Outstanding Natural Beauty, whilst also recognising the value of locally important landscapes; f) Protection of designated habitats, priority habitats and protected species, including managing the effects of increased visitor pressure on the European protected sites, and seeking to provide enhancements for biodiversity; and g) Conservation and enhancement of valuable heritage assets. 	<p>Policy identified a double positive effect on the objective for the historic environment. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM73	295–301 and various other pages	Paragraphs 12.371 to 12.396 and Policy SCLP12.35	<p>Delete Policy SCLP12.35: Land at Innocence Farm, supporting text and cross references from the Final Draft Local Plan.</p> <p>Modifications to the following as consequential changes:</p>	<p>The deletion of this policy does not impact on the ability to meet the identified employment land</p>

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			<p>Page 15 – Amend paragraph 2.1 -, and housing delivery by providing significant areas of land to support the Port of Felixstowe and to attract investment through the creation of a new business park,.....</p> <p>Page 29 - Amend reference to the Port of Felixstowe in the third bullet point in the green box below paragraph 3.11 - Provision of land to sSupporting the Port of Felixstowe</p> <p>Page 30 - Delete the last sentence of paragraph 3.15</p> <p>Page 36 - Policy SCLP3.1 – Criterion a) – delete the word ‘significantly’</p> <p>Page 36 - Policy SCLP3.1 – Amend criterion h) - New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe;</p> <p>Page 37 - Key Diagram – Remove employment allocation at Innocence Farm</p> <p>Page 61 – Amend paragraph 4.13 -The Local Plan allocates a new employment areas close to the A14 at Felixstowe and at the Seven Hills junction of the A12 and A14,.....</p> <p>Page 61 – Amend the first sentence of paragraph 4.14 - Economic growth related to the logistics sector and the Port of Felixstowe can provide opportunities for strategic scale employment development.</p> <p>Page 63 – Delete last bullet point of paragraph 4.22</p> <p>Page 192 – Amend paragraph 12.12 -Felixstowe and Saxmundham, and focussing strategic employment allocations in relation to the Port of Felixstowe and on the A14/A12.</p> <p>Page 193 – Delete the last sentence of paragraph 12.18</p> <p>Page 203 – Delete reference to Innocence Farm, Policy SCLP12.35 in paragraph 12.49</p> <p>Page 219 – Delete paragraph 12.113</p>	<p>requirement of 11.7 hectares of new allocated employment land. The allocation at Innocence Farm was intended to meet a specific requirement associated with the Port of Felixstowe. Excluding the allocation at Innocence Farm, the Plan identifies 29.62 hectares of new employment land at Felixstowe Road, Nacton (SCLP12.20) and at south of Saxmundham (SCLP12.29). Therefore the removal of the Inccence Farm allocation does</p>

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			<p>Page 434 – Delete reference to Policy SCLP12.35 from Appendix A (Policy Delivery Framework)</p> <p>Page 449 - Delete reference to Policy SCLP12.35 from Appendix B (Infrastructure Delivery Framework)</p> <p>Page 454 – Delete reference to Innocence Farm from Appendix B (Utilities)</p> <p>Page 490 - Delete reference to Policy SCLP12.35 from Appendix C (Monitoring Framework)</p> <p>Page 534 – Amend the first sentence of the introduction text for Appendix L - The key evidence base documents <u>supporting</u> <u>informing</u> the <u>preparation of the</u> Local Plan are listed below and can be viewed on the Council`s website.</p> <p>Renumber throughout the plan Policy number references SCLP12.36 to SCLP12.72 (number to go down by one)</p>	<p>not affect the overall conclusions of the Sustainability Appraisal as the Plan will still be able to deliver the jobs and land requirements set out in SCLP3.1. The removal of this policy means that the table in Section 7 (evaluating the significant effects of the plan) will need to be updated. An updated version of the table is included in this document below.</p>

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MM74	307	Policy SCLP12.38	<p>Policy SCLP12.38: Levington Park, Levington</p> <p>Levington Park, as identified on the Policies Map, is an existing low key employment site, some 3.29ha in size.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) In order to reflect its former use, its sensitive location and poor road access, the Council will continue to resist any significant intensification of use which would have a demonstrable adverse impact on surrounding uses; b) A site-specific Flood Risk Assessment will be required; c) Project level Habitats Regulations Assessment will be required; d) An archaeological investigation may be required depending on the nature of the groundworks; and e) <u>Landscape and Visual Impact Assessment will be required.</u> Project level Habitats Regulations Assessment will be required. 	<p>The modification seeks to ensure that a Landscape and Visual Impact Assessment is provided in support of proposals. The Sustainability Appraisal for this Policy identified an uncertain effect on the objective for landscape and townscape. With the modification, that effect is considered to remain uncertain. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The deletion of reference to a</p>

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				project level HRA at criteria d) corrects a typographical error as this is already covered in criteria b).
MM75	310	Policy SCLP12.39	<p>Policy SCLP12.39: Land at Silverlace Green (former airfield) Parham</p> <p>Land at Silverlace Green as identified on the Policies Map comprises some 2.24 hectares of employment land. Within the site 0.98 hectares of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.</p> <p>Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:</p> <ul style="list-style-type: none"> a) The use is restricted to activities falling within Use Classes B1 and B2; b) A transport assessment can demonstrate to the satisfaction of the Highway authority that the scale of the proposed use and type of traffic generated is acceptable in terms of impact on the local road network; c) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; 	The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for

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			<ul style="list-style-type: none"> d) The proposals address the need to manage the relationship between new uses and the existing waste facility on the site; e) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; f) Adequate sewage treatment facilities are provided; g) A drainage strategy is approved and implemented before development proceeds; h) Investigation of potential contamination at the site has been undertaken prior to submission of any planning application; i) A site-specific Flood Risk Assessment is provided for development of 1ha or more; j) Any new building or extension to an existing building is acceptable in terms of visual impact on landscape character; and k) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; <u>and</u> l) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM76	311	Policy SCLP12.40	<p>Policy SCLP12.40: Former airfield Parham</p> <p>The former airfield at Parham as identified on the Policies Map comprises some 5.72 hectares of employment land. 1.67ha of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.</p>	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity</p>

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			<p>Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:</p> <ul style="list-style-type: none"> a) The use is restricted to activities falling within Use Classes B1 and B2; b) A transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale of the proposed use and type of traffic generated is acceptable in terms of impact on the local road network; c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; d) A site-specific Flood Risk Assessment is provided for proposals of 1ha or more; e) A drainage strategy is approved and implemented before development proceeds; f) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; and g) Where appropriate, measures have been taken to assess and manage any heritage assets on the site; <u>and</u> h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM77	316	Policy SCLP12.42	<p>Policy SCLP12.42: Riverside Industrial Estate, Border Cot Lane, Wickham Market</p> <p>Riverside Industrial Estate comprises 2.04ha of land with permission for a mix of B1 and B2 type uses as shown on the Policies Map.</p> <p>The Council will continue to support proposals for re-development or intensification of B1 and B2 uses within the defined area where it can be demonstrated that schemes are acceptable in terms of impact on the local highway network, and nearby residential uses. Design will also be an issue given the sites location on the edge of the village and the fact that it is surrounded by countryside of attractive and distinctive river valley landscape character.</p> <p>Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings subject to proposals demonstrating:</p> <ul style="list-style-type: none"> a) Investigation of potential contamination on the site prior to the submission of a planning application; b) A site-specific Flood Risk Assessment for proposals of 1ha or more; c) Adequate capacity in the foul sewerage network or that capacity can be made available; d) Provision for an archaeological investigation depending on the nature of the groundworks; 	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does</p>

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			<p>e) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and</p> <p>f) A transport assessment to assess the impact of the proposal on the local highways network; and</p> <p>g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	not affect the findings of the Sustainability Appraisal.
MM78	322	Policy SCLP12.44	<p>Policy SCLP12.44: Land South of Forge Close between Main Road and Ayden, Benhall</p> <p>1.76ha of land south of Forge Close between Main Road and Ayden, Benhall, as shown on the Policies Map, is identified for the development of approximately 50 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <p>a) The development to be served by the existing access to the north of the site from Main Road, and upgrading to the access to the satisfaction of the Highways Authority;</p> <p>b) The design and layout of the development to provide for higher density terraced and semi detached properties in the western part of the site well integrated with the adjacent open space, and including provision of properties that would be suitable for older persons;</p> <p>c) Affordable housing to be provided on site;</p>	The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on

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			<ul style="list-style-type: none"> d) Provision of well integrated public open space to act as a focal point for the development and to make provision for all ages; e) Contribution towards early years provision; f) Provision of appropriate landscaping to the south western boundary of the site; g) Enhanced pedestrian permeability and cycle access will be required; h) A site-specific Flood Risk Assessment; i) Surface water disposal to be in accordance with the water management hierarchy; j) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and k) Contribution to enhancement of the local electricity network; <u>and</u> l) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM79	325	Policy SCLP12.45	<p>Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham</p> <p>1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is identified for the development of approximately 30 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Design and layout to reflect the linear nature of Levington Lane, with semi detached or terraced properties provided on the frontage with Levington Lane; b) Affordable housing to be provided on site; 	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required</p>

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			<ul style="list-style-type: none"> c) Retention of trees and hedgerows along the frontage with Levington Lane where possible; d) Landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and f) Provision of a footpath to connect the site with the footpaths to the north of the site, and widening of Levington Lane along western boundary of site where necessary; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM80	328	Policy SCLP12.46	<p>Policy SCLP12.46: Land to the South of Station Road, Campsea Ashe</p> <p>0.34ha of land to the south of Station Road, Campsea Ashe, as shown on the Policies Map, is identified for the development of approximately 12 dwellings.</p> <p>Development will be expected to comply with the following criteria:</p>	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<ul style="list-style-type: none"> a) Design and layout of the development to reflect the site’s location close to Listed Buildings, and the rural character of the location; b) Existing hedgerows and trees to be retained wherever possible; c) Retention of the pond in the eastern part of the site; d) Provision of appropriate boundary treatment to the southern border of the site reflecting the character of the local landscape; e) Provision of affordable housing on site; f) Provision of a biodiversity survey, and appropriate mitigation where required; g) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and h) Surface water disposal to be in accordance with the water management hierarchy; <u>and</u> i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM81	329	Paragraph 12.499	Add text to paragraph 12.499 to read:	The modification clarifies that retention of trees and hedges would

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>The site is allocated for development of approximately 20 dwellings. The site slopes gently upwards to the east, and is bounded by existing trees and hedgerows on all sides. To integrate with the more rural areas to the north, development proposals should retain these hedgerows and trees. <u>There are records of protected species in the vicinity of the site, and the retention of trees and hedgerows which form the boundary of the site alongside inclusion of permeable features would help to support biodiversity in and around the site.</u></p>	<p>support the biodiversity of the site. The Sustainability Appraisal for this Policy identified a negative effect on the objective for biodiversity. Although this modification enhances the policy, it does not override the identified biodiversity constraints. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	331	Policy SCLP12.47	<p>Policy SCLP12.47: Land behind 15 St Peters Close, Charsfield</p> <p>0.87 ha of land behind St Peters Close, Charsfield, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Design, layout and landscaping of the development to be carefully designed to reflect the site’s location close to the Grade I St Peter’s Church; b) Provision of a mix of housing including smaller properties and bungalows and provision of affordable housing on site; c) A contribution towards new early years provision in Wickham Market ward; d) Retention of hedgerows and trees along the boundaries of the site; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and f) Provision of a pedestrian link to the recreation ground to the east; <u>g) An ecological survey will be required, and any necessary mitigation provided; and</u> <u>h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The addition of criteria g) seeks to ensure an ecological survey is conducted to identify necessary mitigation. The Sustainability Appraisal for this Policy identified a negative effect on the objective for biodiversity. With this modification, that affect is now considered to be positive. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>updated. An updated version of the table is included in this document below. The addition of criteria h) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM82	332	Paragraph 12.512	<p>Amend the second sentence of paragraph 12.512 to read:</p> <p>Development should resist the planting of horticulture such as Poplar in this landscape to <u>integrate the site with the character of the adjacent Parkland</u>avoid change to the character of its woodland.</p>	The modification clarifies that development proposals should integrate into the landscape of the adjacent historic parkland. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	333	Paragraph 12.514	<p>Modifications to paragraph 12.514:</p> <p>Cockfield Hall Park, identified as an historic park and garden of District wide significance <u>within the plan area, and Yoxford Conservation Area are</u> located on the western side of the A12 opposite the southern part of the site. A Landscape and Visual Impact Assessment will need to consider the potential impacts on the park. The layout of the development, focusing higher densities to the north of the site, will also need to be carefully designed to complement the setting of Cockfield Hall Park and the Grade I Listed Cockfield Hall, <u>which are within the Yoxford Conservation Area.</u></p>	<p>The modification reflects changes made to the Yoxford Conservation Area boundary. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				findings of the Sustainability Appraisal.
	335	Policy SCLP12.48	<p>Policy SCLP12.48: Land to the South of Darsham Station</p> <p>7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is identified for the development of approximately 120 dwellings and open space.</p> <p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) Residential use to be contained within the northern half of the site alongside communal open space provision; b) A mix of housing including smaller dwellings and opportunity to explore self-build plots. The development of apartments within landscaped grounds linking towards Darsham Station would be supported; c) Provision of affordable housing on site; d) Provision of open space providing opportunities for all ages; e) Improved pedestrian and cycle connectivity with the station and Yoxford village will be required, including a crossing point to provide links to the existing footway network; f) Vehicle access from the south of the site through the southern half of the site which is to be otherwise retained as agricultural land reflecting the rural setting in proximity to Cockfield Hall Park; 	The modification to criterion g) reflects the changes to the Yoxford Conservation Area boundary. The Sustainability Appraisal for this Policy identified a positive effect on the objective for the historic environment. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>g) Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and to be sympathetic to the setting of the Grade I Listed Cockfield Hall <u>and the setting of Yoxford Conservation Area</u>;</p> <p>h) A site-specific Flood Risk Assessment will be required and any necessary mitigation provided</p> <p>i) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided;</p> <p>j) Provision of a comprehensive Landscape and Visual Impact Assessment will be required, and must inform a scheme of landscape mitigation for the site; and</p> <p>k) Archaeological assessment will be required; <u>and</u></p> <p>l) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p>Development of employment uses falling within Use Class B1 would also be supported as part of a mixed use scheme <u>in the northern half of the site.</u></p>	<p>The modification to add criterion l) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>modification does not affect the findings of the Sustainability Appraisal. The modification to the final paragraph clarifies that all employment development is expected to be located in the northern half of the site. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.</p>
MM83	336	Paragraph 12.529	<p>Amend paragraph 12.529 to read:</p> <p>The site is allocated for development of approximately 20 <u>25</u> dwellings.</p>	<p>The modification corrects a typographical error and ensures consistency between the supporting text</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				and the policy. As the modification is for clarity only it does not affect the findings of the Sustainability Appraisal.
	336	Paragraph 12.531	Amend paragraph 12.531 to read: A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible. Access to the site could be via the adjoining Millfields development or via The Street provided that trees and hedgerows are retained where possible.	The modification seeks to ensure safe and suitable access can be achieved. As the modification does not alter the need to provide safe and suitable access the modification does not alter the findings of the Sustainability Appraisal.
	338	Policy SCLP12.49	Policy SCLP12.49: Land North of The Street, Darsham 1.11ha of land north of The Street, Darsham, as shown on the Policies Map, is identified for the development of approximately 25 dwellings.	The modification to criterion a) seeks to ensure safe and suitable access can be achieved and has

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>Development will be expected to comply with the following criteria:</p> <ul style="list-style-type: none"> a) <u>Provision of a safe and suitable access</u> Access to be provided through the existing Millfields development or via The Street; b) Existing hedgerows and trees on the frontage of The Street to be retained subject to provision of satisfactory access; c) Retention of trees on the southern boundary of the site; d) c) Enhancements to the existing footway along part of southern boundary linking into the site; e) d) A site-specific Flood Risk Assessment; f) e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; g) f) Affordable housing to be provided on-site; and h) g) An archaeological assessment will be required; and <u>h) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>been agreed through a SOCG with Hopkins Homes. As the modification does not alter the need to provide safe and suitable access the modification does not alter the findings of the Sustainability Appraisal. The modification to remove criterion c) links to the requirement to ensure safe and suitable access. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for landscape and townscape. With the modification,</p>

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				<p>that effect is considered to remain neutral. However, the modification will require amendments to the commentary against the landscape and townscape objective. A revised appraisal is included in this document for the Policy.</p> <p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM84	339	Paragraph 12.541	Amend paragraph 12.541 to read: The site is allocated for development of approximately 350 dwellings.	The modification clarifies the expected approximate number of dwellings to be delivered on the site, to ensure

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>appropriate densities whilst making efficient use of land. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing as it was anticipated that that level of development would deliver some affordable housing and a range of dwelling types in accordance with other policies in the Plan. With the modification, that effect is considered to remain double positive as the site will still be</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>expected to deliver a mix of tenures and dwelling types. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	342	Policy SCLP12.50	<p>Policy SCLP12.50: Land off Laxfield Road, Dennington</p> <p>2.04ha of land off Laxfield Road, Dennington, as shown on the Policies Map, is identified for the development of approximately <u>350</u> dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of terraced/semi-detached housing along the Laxfield Road frontage; b) Provision of <u>a mix of housing including</u> dwellings designed to meet the needs of the older population; c) Provision of affordable housing on site; d) Retention of the hedgerow along the Laxfield Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on the site will be required; 	<p>The first modification changes the expected approximate number of dwellings to be delivered on the site, to ensure appropriate densities whilst making efficient use of land. The Sustainability Appraisal for this Policy identified a double positive effect on the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>e) Provision of a footpath south to the school and a crossing point to provide links to the existing footway network;</p> <p>f) Provision of 0.7ha of land for school drop-off area and to enable future expansion of the school;</p> <p>g) If required, 0.1ha of land on the site should be reserved for a new early years setting or a contribution made towards a new early years setting off-site;</p> <p>h) Provision of open space on the southern part of the site;</p> <p>i) Suitable planting to the eastern and northern boundaries of the site to provide a ‘soft’ edge to the settlement where it abuts the countryside supplementing that which currently exists;</p> <p>j) Design and layout of the development to be sympathetic to the setting of the Conservation Area and nearby Listed Buildings;</p> <p>k) An archaeological investigation will be required;</p> <p>l) An ecological survey and any appropriate mitigation will be required;</p> <p>m) Provision of a site-specific flood risk assessment and any necessary mitigation;</p> <p>n) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and</p> <p>o) A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings; <u>and</u></p>	<p>objective for housing as it was anticipated that that level of development would deliver some affordable housing and a range of dwelling types in accordance with other policies in the Plan. With the modification, that effect is considered to remain double positive as the site will still be expected to deliver a mix of tenures and dwelling types. Therefore, the modification does not affect the findings of the</p>

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			<p><u>p) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>Sustainability Appraisal. The modification to criterion b) clarifies that a mix of dwellings is required. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for housing. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion p) clarifies that</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the</p>

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						Sustainability Appraisal.																											
	39	Table 3.3	<table border="1"> <thead> <tr> <th>Location</th> <th>Percentage of new growth identified in this Local Plan¹⁴</th> <th>Approximate Number of units (rounded) (minimum)</th> </tr> </thead> <tbody> <tr> <td>Communities related to the A12 <ul style="list-style-type: none"> ■ Saxmundham area¹⁵ ■ Other A12 communities¹⁶ </td> <td>18%</td> <td>800</td> </tr> <tr> <td></td> <td>15%</td> <td>667</td> </tr> <tr> <td>Felixstowe (including the Trimleys)¹⁷</td> <td>38%</td> <td>1,670</td> </tr> <tr> <td>Rural Settlements</td> <td>12%</td> <td>543 528</td> </tr> <tr> <td>Communities surrounding Ipswich</td> <td>11%</td> <td>490</td> </tr> <tr> <td>Framlingham</td> <td>2%</td> <td>100</td> </tr> <tr> <td>Leiston</td> <td>2%</td> <td>100</td> </tr> <tr> <td>Total</td> <td></td> <td>4,370 4,355</td> </tr> </tbody> </table>	Location	Percentage of new growth identified in this Local Plan ¹⁴	Approximate Number of units (rounded) (minimum)	Communities related to the A12 <ul style="list-style-type: none"> ■ Saxmundham area¹⁵ ■ Other A12 communities¹⁶ 	18%	800		15%	667	Felixstowe (including the Trimleys) ¹⁷	38%	1,670	Rural Settlements	12%	543 528	Communities surrounding Ipswich	11%	490	Framlingham	2%	100	Leiston	2%	100	Total		4,370 4,355			The modification to amend the expected approximate number of dwellings to be delivered in the rural settlements reflects the reduction in expected delivery on Policy SCLP12.49: Land off Laxfield Road, Dennington, from 50 to 35 dwellings. This is a consequential change and does not affect the findings of the Sustainability Appraisal.
Location	Percentage of new growth identified in this Local Plan ¹⁴	Approximate Number of units (rounded) (minimum)																															
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Leiston	2%	100																															
Total		4,370 4,355																															
MM85	344	Paragraph 12.566	Modification to paragraph 12.566:			The modification seeks to ensure proposals are																											

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			<p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, <u>as directed by the Policy</u>. This may help reduce the amount of material transported on and off site during development.</p>	<p>supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	346	Policy SCLP12.51	<p>Policy SCLP12.51: Land to the South of Eyke CoE Primary School and East of The Street, Eyke</p> <p>3.47 ha of land to the south of Eyke CoE Primary School and east of The Street, Eyke as shown on the Policies Map, is identified for a residential-led mixed use development incorporating approximately 65 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing including housing designed to meet the needs of older people; b) Affordable housing to be provided on site; c) Provision of 0.4ha of land to accommodate future expansion of the school; d) Provision of land to accommodate expansion of early years setting if needed; e) Provision of land to increase the area of car parking and to provide parking / drop-off area for the school if needed by the school; f) Provision of footway improvements and widening of existing car park access; g) Provision of open space providing opportunities for all ages; h) Provision of a site-specific Flood Risk Assessment; i) Provision of open space on the frontage of the site adjacent to The Street, designed to promote community interaction; 	<p>The modification seeks to ensure proposals are supported by evidence to demonstrate whether onsite sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>j) Design and layout of the site to reflect the location of the site within the AONB, including through the provision of landscaping and boundary treatment and appropriate lighting, informed through a Landscape and Visual Impact Assessment;</p> <p>k) A project level Habitats Regulations Assessment will be required;</p> <p>l) Design and layout of the development to be sympathetic to the setting of the nearby Grade II Listed Building; and</p> <p>m) An archaeological assessment will be required; <u>and</u></p> <p><u>n) Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u></p>	Sustainability Appraisal.
MM86	347	Paragraph 12.577	<p>Modification to paragraph 12.577</p> <p>Vehicle access to the site is expected to be onto Chapel <u>Park</u> Road, and safe pedestrian access will need to be provided, including exploring opportunities to create safe access to Ipswich Road via the recreation ground.</p>	The modification seeks to ensure safe and suitable access, as agreed through a SOCG with Hopkins & Moore and Suffolk County Council. As the modification does not alter the need to provide safe and suitable access, the modification does not affect the

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				findings of the Sustainability Appraisal.
	348	Paragraph 12.580	<p>Amend paragraph 12.580 to read:</p> <p>Consideration should be given to the topography and geology of the site and the surrounding area in terms of surface water drainage. Infiltration is unlikely to be feasible and an off site drainage solution may be required. <u>Evidence from the British Geological Survey suggests that the site is likely to be suitable for infiltration of surface water, although this will need to be considered through a Flood Risk Assessment and Drainage Strategy prepared as part of the development management process. There is a 1 in 100 year surface water flood path through the site, which will need to be considered as part of the detailed design of the site. The site is located within a Source Protection Zone (SPZ) which will need to be considered as part of the drainage strategy.</u></p>	This change clarifies the requirements for drainage and Flood Risk Assessments. As the modification clarifies an existing requirement it does not affect the findings of the Sustainability Appraisal.
	349	Policy SCLP12.52	<p>Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh</p> <p>3.38ha <u>5.16 ha</u> of land to the west of Ipswich <u>Chapel Road</u>, Grundisburgh, as shown on the Policies Map, is identified for the development of approximately 70 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p>	The first change amends the site area. This change relates to the provision of access from Park Road. The larger site area was considered as site 351 in the SHELAA and the Initial

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<ul style="list-style-type: none"> a) Provision of a mix of housing including types designed to meet the needs of older people; b) Affordable housing to be provided on site; c) Provision of public open space for all ages, to act as focal point for development; d) Provision of pedestrian access and footways <u>to support access to services and facilities in the village</u>; e) Design and layout of the development to be sympathetic to the setting of Grundisburgh Hall Park historic park and garden; f) A site-specific Flood Risk Assessment; and g) An ecological survey will be required, along with any identified mitigation measures. 	<p>Sustainability Appraisal Site Assessments. As this has already been considered through the SA process there is no requirement to update the report. The second change clarifies that the site is west of Chapel Road, not Ipswich Road. This is a minor change and do not affect the findings of the Sustainability Appraisal. The modification to criterion d) provides clarity as to the desired provision of pedestrian access. The Sustainability Appraisal for this</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>Policy identified a positive effect on the objective for sustainable travel. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM87	352	Policy SCLP12.53	<p>Policy SCLP12.53: Land South of Ambleside, Main Road, Kelsale cum Carlton</p> <p>1.86ha of land south of Ambleside, Main Road, Kelsale cum Carlton, as shown on the Policies Map, is identified for the development of approximately 30 units although a higher quantum of development may be appropriate subject to design and layout.</p> <p>Development will be expected to accord with the following criteria:</p>	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as</p>

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			<p>a) Provision of affordable housing on site;</p> <p>b) Provision of a single vehicular access point will be required;</p> <p>c) Provision of a pedestrian crossing facility to link the development with the existing footway network, which may require enhancements;</p> <p>d) A contribution towards new early years provision if needed;</p> <p>e) The need to increase the surface water network capacity in accordance with the water management hierarchy;</p> <p>f) Provision of a site-specific Flood Risk Assessment;</p> <p>g) An archaeological investigation will be required;</p> <p>h) Suitable planting to southern boundary of the site where it abuts open countryside;</p> <p>i) A mix of housing types and densities across the site to blend with the mix of densities on the surrounding sites;</p> <p>j) Surface water disposal must be in accordance with the water management hierarchy;</p> <p>k) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and</p> <p>l) The layout should where possible, look to retain some views through to open countryside beyond; and</p> <p><u>m) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM88	355	Policy SCLP12.54	<p>Policy SCLP12.54: Land North of the Street, Kettleburgh</p> <p>0.43<u>0.75</u>ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is identified for the development of approximately 16 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings; b) Provision of affordable housing on site; c) Provision of a contribution towards a new early years setting; d) Design, layout and landscaping to respond to the site’s location in the river valley; e) Retention of hedgerows and trees bordering the site, subject to the provision of safe access and egress. Where hedgerow removal is required replanting elsewhere on the site will be required; f) Provision of a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and h) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village; <u>and</u> 	<p>The modification to the first sentence increases the site size but doesn’t change the number of dwellings to be delivered. This is to ensure density is appropriate and the site is deliverable. A larger site area was assessed through the SHELAA and the Initial Sustainability Appraisal Site Assessments as site 544. The extent of the site proposed through this modification was that which was assessed in the Sustainability</p>

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			<p>i) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>Appraisal of the First Draft Local Plan. As this has already been considered through the SA process there is no requirement to update the report. The December 2018 Sustainability Appraisal for this Policy identified a positive effect on the objective for landscapes and townscapes. With the modification, and lowering of the density on the site, that effect is considered to remain positive. The modification also clarifies that development proposals will</p>

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				<p>need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The 2018 Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. The modifications to this policy do not affect the findings of the Sustainability Appraisal.</p>

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MM89	358	Policy SCLP12.55	<p>Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton</p> <p>0.44ha of land to the rear of 31-37 Bucklesham Road, Kirton, as shown on the Policies Map, is identified for the development of approximately 12 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of a mix of housing, including affordable housing on site; b) Provision of a pedestrian crossing point; c) Contribution to provision of primary school places; d) Retention of trees and hedgerows on boundaries of the site wherever possible; e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and f) Surface water disposal to be in accordance with the water management hierarchy; <u>and</u> g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does</p>

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				not affect the findings of the Sustainability Appraisal.
MM90	359	Paragraph 12.627	<p>Delete paragraph 12.627:</p> <p>Development proposals should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity limitations at Benhall Water Recycling Centre. Evidence will be required to demonstrate how capacity will be made available in time to serve the proposed development.</p>	<p>This modification relates to the removal of criterion c). The site comes within the catchment of the Thorpeness Water cycling centre (not the Benhall Water Recycling Centre). The Thorpeness Water Recycling Centre is not subject to the same constraints as Benhall and there this evidence is no longer required, as agreed through a SOCG with Anglian Water. The Sustainability</p>

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				Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. However, the modification will require amendments to the commentary against the water objective. A revised appraisal is therefore included in this document for the Policy.
	361	Policy SCLP12.56	<p>Policy SCLP12.56: Land at School Road, Knodishall</p> <p>0.65ha of land at School Road, Knodishall, as shown on the Policies Map, is identified for the development of approximately 16 dwellings.</p>	The modification proposes the removal criterion c). The site comes within the catchment of the Thorpeness Water

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			<p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Provision of a flood risk assessment and any necessary mitigation; c) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; d) c) Retention of the hedgerow along the School Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on site will be required; and e) d) Provision of a survey detailing the likely impacts on any ecological receptors which may be present on or around the site, with particular regard to the impact on Knodishall Common County Wildlife Site; and <u>e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>recycling centre (not the Benhall Water Recycling Centre). The Thorpeness Water Recycling Centre is not subject to the same constraints as Benhall and therefore this evidence is no longer required, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. However, the modification will require</p>

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				<p>amendments to the commentary against the water objective. A revised appraisal is therefore included in this document for the Policy.</p> <p>The modification to add criterion e) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this</p>

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				Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the change does not affect the findings of the Sustainability Appraisal.
MM91	363	Paragraph 12.642	Amend paragraph 12.642 to read: 12.364 Suffolk County Council have provided information relating to library improvements across the District. This site falls within the catchment of Saxmundham Ipswich library which has been identified as a library where improvements are necessary to enhance provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.	The modification corrects a typographical error. The library to which the Policy relates is Ipswich rather than Saxmundham. As the modification is for clarity and does not alter the nature of the policy it does not

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				affect the findings of the Sustainability Appraisal.
MM92	367	Paragraph 12.659	<p>Amend paragraph 12.659 to read:</p> <p>The built form of the existing agricultural buildings protrudes from the village into the landscape to the east. <u>The layout of the site will need to be considered in relation to the requirements of Policy SCLP11.2 Residential Amenity, acknowledging the potential for continued use of the land to the east for agricultural purposes.</u> Any structures to the east of the site will need to be considered in relation to Policy SCLP11.2 Residential Amenity. The development of the site should enable the continuation of the built form provided by Vine Road and Little Meadows Drive and should maintain the gap in frontage between this part of Otley and the built area to the north.</p>	<p>The modification seeks to ensure adequate living conditions for future residents of the site, whilst not hindering continued use of the land to the east of the site. The Sustainability Appraisal for this Policy identified a positive effect on the objective for health. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the</p>

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	368	After paragraph 12.661	Insertion of new paragraph after paragraph 12.661: <u>Due to the nature of current and previous agricultural uses on the site, a Contaminated Land Assessment will be required in order to investigate and address this potential issue.</u>	The modification seeks to ensure safe development of the site. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With this modification, that affect is now considered to be neutral. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report

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				needs to be updated. An updated version of the table is included in this document below.
	368	Paragraph 12.664	<p>Amend paragraph 12.664 to read:</p> <p>Transport modelling undertaken as part of the production of the Local Plan indicates that there will be potential capacity issues at the junction of the B1079 and B1078 to the south of Otley based upon growth within the area. Due to its proximity a Transport Assessment Statement will therefore need to consider the impacts of development on that junction.</p>	The modification to criterion f) clarifies that the most appropriate evidence in support of proposals is a Transport Assessment. As the modification is for clarity it does not affect the findings of the Sustainability Appraisal.
	369	Policy SCLP12.59	<p>Policy SCLP12.59: Land adjacent to Swiss Farm, Otley</p> <p>1.47ha of land at Chapel Road, Otley, as shown on the Policies Map, is identified for the development of approximately 60 dwellings.</p>	The modification to criterion f) clarifies that the most appropriate evidence in support of proposals is a

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			<p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of housing that would meet the needs of older people; b) Provision of affordable housing on site; c) A site-specific Flood Risk Assessment; d) Provision of open space; e) Provision of pedestrian connectivity with the services to the north of Chapel Road; f) Provision of a Transport <u>Assessment Statement</u>, in particular to assess impacts on the B1078 / B1079 junction; g) Provision of landscaping to the eastern border of the site to provide an appropriate edge in relation to the open countryside beyond the site; and h) An ecological survey will be required, along with any identified mitigation measures; <u>and</u> i) <u>Provision of a Contaminated Land Assessment.</u> <p><u>Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the east of the site would not cause an unacceptable impact on the living conditions of the future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.</u></p>	<p>Transport Assessment. As the modification is for clarity it does not affect the findings of the Sustainability Appraisal. The modification to add criterion i) seeks to ensure safe development of the site. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With this modification, that affect is now considered to be neutral. A revised appraisal is included in this document for the</p>

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				<p>policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below. The modification seeks to ensure adequate living conditions for future residents of the site, whilst not hindering continued use of the land to the east of the site. The Sustainability Appraisal for this Policy identified a positive effect on the objective for</p>

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				health. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM93	372	Policy SCLP12.60	<p>Policy SCLP12.60: Land adjacent to Farthings, Sibton Road, Peasenhall</p> <p>0.41ha of land adjacent to Farthings, Sibton Road, Peasenhall, as shown on the Policies Map, is identified for the development of approximately 14 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Provision of landscaping to the north eastern borders of the site to provide a ‘soft’ edge in relation to the rural parkland setting beyond the site; c) Design the built and natural environment to take full account of the heritage significance of the Knoll and the parkland setting of Sibton Abbey; d) Provision of pedestrian access and connectivity; 	The modification clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability

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			<p>e) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity and provision for treatment or that this can be provided; and</p> <p>f) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and</p> <p>g) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
MM94	373-374	Paragraph 12.684	<p>Modifications to paragraph 12.684:</p> <p>An extensive area of the site will be open space to ensure the nature and scale of development provides a soft gateway to Wickham Market, a visual buffer to development inside Wickham Market parish and the separation of the distinct communities of Pettistree and Wickham Market. <u>The Policy requires a landscape buffer to be at least 10 metres in depth, and in the creation of a ‘soft’ edge to the development it is anticipated that in places this will be greater than 10 metres in order that a uniform appearance does not result.</u> Provision of open space should provide opportunities for people of all ages to be active.</p>	<p>The modification clarifies the anticipated depth of the landscape buffer. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification,</p>

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				that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	374	Paragraph 12.691	<p>Modifications to paragraph 12.691:</p> <p>The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, <u>as directed by the Policy</u>. This may help reduce the amount of material transported on and off site during development.</p>	The modification seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With

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				the modification, that effect is considered to remain double negative. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
	376	Policy SCLP12.61	<p>Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)</p> <p>6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is identified for the development of approximately 150 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of dwelling types including housing to meet the needs of older people and provision of self-build plots on a developed area on a developed area of of approximately 4ha within the site; b) Provision of affordable housing on site; c) Provision of 0.1ha of land for a new early years setting if needed; 	The modification to criterion a) explains that dwellings are to be provided across the site, subject to other policy considerations. This change does not alter the need to provide a mix of dwelling types, therefore the modification does not alter the findings of the

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			<p>d) Provision of approximately 2.15ha <u>a landscape buffer of at least 10 metres depth along the southern boundary of the site</u> open space, to create a ‘soft’ and distinctive gateway to Wickham Market, and provide for all ages;</p> <p>e) <u>Provision of open space to provide for all ages;</u></p> <p>e) Provision of landscaping and creation of a ‘soft’ edge to the southern boundary of the development;</p> <p>f) Provision of pedestrian connectivity with footpaths to the north on the B1438;</p> <p>g) Proportionate archaeological assessment will be required;</p> <p>h) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and</p> <p>i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;;</p> <p>j) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity; and</u></p> <p>k) <u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u></p>	<p>Sustainability Appraisal.</p> <p>The modifications to criterion d) and removal of criterion e) set the anticipated depth of the landscape buffer. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p> <p>The modification to add criterion e)</p>

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				<p>seeks to ensure provision of open space is made available and suitable for all ages. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for health. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion j) clarifies that development</p>

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				<p>proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the</p>

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				<p>Sustainability Appraisal. The modification seeks to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain double negative. Therefore, the modification does</p>

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				not affect the findings of the Sustainability Appraisal.
MM95	380	Policy SCLP12.62	<p>Policy SCLP12.62: Land West of Garden Square, Rendlesham</p> <p>5.05ha of land west of Garden Square, Rendlesham, as shown on the Policies Map, is identified for a mixed development of approximately 50 dwellings and greenspace provision.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) <u>Ensure that the risk of odour and other amenity impacts from Rendlesham Water Recycling Centre is not detrimental to the living conditions of future occupiers as set out in Policy SCLP11.2. Evidence should be provided to demonstrate that there is no unacceptable impact on the occupiers of the future dwellings, and that the continuous operation of Rendlesham Water Recycling Centre is not affected. This will require the provision of a suitable Meet the minimum distance from the Water Recycling Centre within which new residential development is considered acceptable as advised by Anglian Water;</u> b) Accommodate the sewers that cross the site; c) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available; 	The modification to criterion a) seeks to ensure the living conditions of future occupiers are not undermined by impacts from Rendlesham Water Recycling Centre. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the

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			<p>d) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the ‘made’ Rendlesham Neighbourhood Plan;</p> <p>e) Provision of affordable housing;</p> <p>f) The remaining greenspace should be used for a mix of informal open space suitable for daily dog walking, allotments or orchards in accordance with Rendlesham Neighbourhood Plan policy RNPP3;</p> <p>g) Provision of a substantial landscape buffer to the northern and western boundaries where it abuts open countryside;</p> <p>h) A site-specific Flood Risk Assessment is required;</p> <p>i) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and</p> <p>j) An archaeological assessment will be required; <u>and</u></p> <p><u>k) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p>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.</p>	<p>modification does not affect the findings of the Sustainability Appraisal. The modification to add criterion k) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the</p>

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				modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.
MM96	382	Policy SCLP12.63	<p>Policy SCLP12.63: Land East of Redwald Road, Rendlesham</p> <p>4.3ha of land to the east of Redwald Road, Rendlesham, as shown on the Policies Map, is identified for the development of approximately 50 units.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the ‘made’ Rendlesham Neighbourhood Plan; b) Provision of affordable housing; c) Provision of footways to site frontage along Redwald Road, with a pedestrian crossing point; d) Provision towards meeting identified local need for allotments, orchards and growing spaces; 	The modification to add criterion n) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability

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			<p>e) Explore the potential to provide a public house or similar licenced venue, on site as part of the development, in line with priorities identified in the Rendlesham Neighbourhood Plan;</p> <p>f) Provision of a biodiversity survey and, if necessary, provide appropriate mitigation;</p> <p>g) A Landscape and Visual Impact Assessment will be required, with regard to impact on the setting of the AONB;</p> <p>h) Trees bordering the B1069 should be retained;</p> <p>i) An archaeological assessment will be required;</p> <p>j) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;</p> <p>k) Provision of a site-specific Flood Risk Assessment;</p> <p>l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; and</p> <p>m) As required, to increase the capacity of the surface water network in accordance with the water management hierarchy; <u>and</u></p> <p><u>n) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p> <p>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.</p>	<p>Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM97	385	Policy SCLP12.64	<p>Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham</p> <p>0.42 ha of land opposite The Sorrel Horse, The Street, Shottisham, as shown on the Policies Map, is identified for small scale mixed use development for approximately 10 dwellings and a car park to accommodate circa 30 cars.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) The design and layout should be of high quality, responding to the site’s location in an Area of Outstanding Natural Beauty; and preserving and enhancing the character and setting of the Conservation Area, and Listed Buildings; b) Provision of smaller open market housing. A financial contribution will be sought towards affordable housing provision; c) Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation including appropriate lighting; d) Provision of appropriate access arrangements regarding the access point, and securing acceptable access sight lines, including retention of the hedgerow wherever possible; e) In addition to residents parking, provision of an area for a car park to accommodate circa 30 cars. The parking area to be screened to protect residential amenity; f) Provision of pedestrian connectivity from the residential and car parking areas via Villa Hill; 	<p>The modification to criterion i) clarifies the requirements for sewerage infrastructure enhancements. As the modification clarifies the viability and feasibility of the requirement, the modification does not affect the findings of the Sustainability Appraisal.</p> <p>The modification to add criterion j) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>g) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;</p> <p>h) An archaeological assessment will be required; and</p> <p>i) 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 <u>provide connection to a public sewage treatment plant unless it can be demonstrated that it is not feasible or viable.</u> A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system, <u>if it is deemed viable to do so;</u> and</p> <p>j) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	<p>can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a neutral effect on the objective for water. With the modification, that effect is now considered to be positive. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				updated version of the table is included in this document below.
MM98	388	Modification to paragraph 12.753	<p>Modifications to paragraph 12.753:</p> <p>Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates treatment <u>capacity</u> limitations at Kirton <u>Felixstowe</u> Water Recycling Centre.</p>	The modification clarifies the correct terminology in respect of capacity of the Felixstowe Water Recycling Centre and corrects the reference, as agreed through a SOCG with Anglian Water. As the modification is for clarity only, it does not affect the findings of the Sustainability Appraisal.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	389	Policy SCLP12.65	<p>Policy SCLP12.65: Land off Howlett Way, Trimley St Martin</p> <p>10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for the development of approximately 360 dwellings with on site open space.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Primary vehicular access onto Howlett Way only; b) A site-specific Flood Risk Assessment; c) No vehicular access onto Church Lane; d) Continuation of and links to existing Public Rights of Way Network; e) Retain the existing hedgerows which border the site to maintain character of the area; f) Affordable housing provision to be in line with Policy SCLP5.10; g) A range of housing types and tenures provided in keeping with surrounding area, including provision of self build plots; h) Contribution towards provision of a new primary school; i) Provision of a new early years setting on 0.1ha of land; j) Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory; k) Site design and layout to take into account the water mains crossing the site; l) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided; 	<p>The modification clarifies that development proposals will need to demonstrate that adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>m) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy;</p> <p>n) Archaeological assessment required with particular consideration for the existing pillbox;</p> <p>o) Provision of pedestrian/cycle links; and</p> <p>p) Air Quality assessment required-; <u>and</u></p> <p>q) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u></p>	not affect the findings of the Sustainability Appraisal.
MM99	390	Paragraph 12.758	<p>Modifications to Paragraph 12.758:</p> <p>The site is allocated for the development of approximately 150 dwellings and a primary school. The site is located on the southern edge of Trimley St Martin adjacent to a recent residential development of 66 dwellings at the former Trimley Mushroom Farm site, <u>and straddles the parish boundary with Trimley St Mary</u>. The site is arable farmland although currently being used as a temporary depot site by Network Rail and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties. There are opportunities to integrate new development using linear belts of trees, and replicate local species mixes. There are also opportunities to improve pedestrian/cycle path access to provide access to the AONB to help promote active healthy lifestyles.</p>	The modification clarifies the location of the site in relation to the Trimley St Mary parish boundary. As the modification is for clarity only, it does not affect the findings of the Sustainability Appraisal.
	391	Paragraph 12.762	<p>Modifications to Paragraph 12.762:</p>	The modification seeks to ensure development in

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<p>Landscaping will be required on the boundaries of the site with the countryside, to integrate the site with the rural character of the area to the west <u>and to provide for the aim of avoiding the coalescence of communities to not be compromised.</u> A Landscape Visual Impact Assessment will be required to inform the landscape strategy for the site to minimise impact on the AONB.</p>	<p>this location avoids the coalescence of communities. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>
	391	Paragraph 12.766	<p>Amend paragraph 12.766 to read: The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. <u>Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development, as</u></p>	<p>The modification seeks to ensure that consideration is given to whether on-site resources should be used on-site</p>

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			<p><u>directed by the Policy. This may help reduce the amount of material transported on and off site during development. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</u></p>	<p>during development, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for the soil and mineral resources. With this modification, that affect is now considered to be negative. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				updated. An updated version of the table is included in this document below.
	392	Paragraph 12.768	<p>Amend paragraph 12.768 to read:</p> <p>Development proposals at Trimley St Martin should have regard to the findings of the Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study which indicates capacity treatment limitations at Kirton <u>Felixstowe</u> Water Recycling Centre.</p>	<p>The modification clarifies that correct terminology in respect of capacity of the Felixstowe Water Recycling Centre, as agreed through a SOCG with Anglian Water. As the modification is for clarity only, it does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	393	Policy SCLP12.66	<p>Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin</p> <p>8.59ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for the development of approximately 150 dwellings, a primary school and open space.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A mix of housing should be provided on the site including housing for older people and the provision of self-build plots; b) Provision of affordable housing on site; c) Provision of 2.2ha of land for a primary school including and 0.1ha of land for early years provision; d) Provision of open space for people of all ages; e) Provision of appropriate landscaping and boundary treatments to provide a ‘soft’ western edge to the development and to minimise impacts on the AONB, <u>provision of open space and landscaping so as to prevent the coalescence of the Trimley Villages;</u> f) Provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site; g) An ecological survey will be required, and any necessary mitigation provided; 	<p>The modification to criterion c) seeks to reduce the prescriptiveness of the policy in relation to early years provision but does not remove the requirement. The Sustainability Appraisal for this Policy identified a double positive effect on the objective for education. With the modification, that effect is considered to remain double positive. Therefore, the modification does not affect the findings of the</p>

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			<p>h) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;</p> <p>i) Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;</p> <p>j) Provision of pedestrian/cycle links through^{from} the site, including connectivity into the surrounding countryside and AONB; and</p> <p>k) Proportionate archaeological assessment will be required;</p> <p>l) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade create the required capacity; and</u></p> <p>m) <u>Any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to determine whether on-site resources should be used on-site during development.</u></p>	<p>Sustainability Appraisal.</p> <p>The modification to criterion e) seeks to ensure development in this location avoids the coalescence of communities. The Sustainability Appraisal for this Policy identified a positive effect on the objective for landscape and townscape. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>The modification to add criterion l) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>modification does not affect the findings of the Sustainability Appraisal. The addition of criteria m) seeks to ensure that consideration is given to whether on-site resources should be used on-site during development, as agreed through a SOCG with Suffolk County Council. The Sustainability Appraisal for this Policy identified a double negative effect on the objective for the soil and mineral resources. With this modification, that affect is now considered to be</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				negative. A revised appraisal is included in this document for the policy. The changes to the policy also mean that the Table in Section 7 of the Sustainability Appraisal Report needs to be updated. An updated version of the table is included in this document below.
MM100	402	Policy SCLP12.69	<p>Policy SCLP12.69: Land West of the B1125, Westleton</p> <p>0.73ha of land to the west of the B1125, Westleton, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <p>a) Development of a mix of dwellings to include dwellings to meet the needs of older people;</p>	The modification to criterion e) seeks to ensure that development impacts on Westleton Common County Wildlife Site are identified and mitigated. The Sustainability

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			<ul style="list-style-type: none"> b) Design and layout to be sympathetic to the setting of Westleton Conservation Area, the single storey context of the adjacent built environment and Westleton Common County Wildlife Site on the opposite side of the B1125; c) Provision of affordable housing on site; d) Provision of landscaping to provide a ‘soft’ edge to development on the southern and western boundaries; e) <u>An ecological assessment, including assessment of impacts on Westleton Common County Wildlife Site must accompany any planning application. Alongside any mitigation measures required,</u> dDevelopment should provide for biodiversity enhancements, in line with the characteristics of Westleton Common County Wildlife Site; f) A project level Habitats Regulations Assessment will be required; g) Provision of pedestrian connection to existing footpaths to the village; h) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and j) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>Appraisal for this Policy identified a double negative effect on the objective for the biodiversity. With the modification, that effect is considered to remain double negative. However, the modification will require amendments to the commentary against the biodiversity objective. A revised appraisal is included in this document for the Policy.</p> <p>The modification to add criterion j) clarifies that development proposals will</p>

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				<p>need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal.</p>

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MM101	405	Policy SCLP12.70	<p>Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton</p> <p>1.21ha of land at Cherry Lee, Darsham Road, as shown on the Policies Map, is identified for the development of approximately 15 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) Provision of affordable housing on site; b) Retention, <u>and where necessary provision, of the landscaped boundary features to create ‘soft’ edges to the boundaries of the site,</u> except where removal is required for safe access and egress; c) Enhancements to pedestrian connectivity southwards along Darsham Road and bridleway works; d) Design and layout to be sympathetic to the rural countryside setting; e) Retention and enhancement of public right of way at the western site boundary; f) A project level Habitats Regulations Assessment will be required; g) Evidence is required to demonstrate there is adequate Water Recycling Centre capacity or that capacity can be made available; and h) Provision of landscaping to create ‘soft’ edges to the boundaries of the site. h) <u>Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.</u> 	<p>The modifications to remove criterion h) and amend criterion b) seek to ensure landscaped boundary features are required where necessary. The Sustainability Appraisal for this Policy identified a positive effect on the landscape and townscape objective. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to include a new</p>

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				criterion h) clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity, as agreed through a SOCG with Anglian Water. The Sustainability Appraisal for this Policy identified a positive effect on the objective for water. With the modification, that effect is considered to remain positive. Therefore, the modification does

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				not affect the findings of the Sustainability Appraisal.
MM102	409	Paragraph 12.831	<p>Amend paragraph 12.831 to read:</p> <p>This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). <u>Given the exclusion of agricultural buildings on land to the south, the layout of the development will need to give consideration to the amenity of future occupiers under Policy SCLP11.2.</u> The farmhouse, a Listed Building, is still occupied. Land south of Hall Road and The Street which includes this site, lies within the River Fynn Valley – a landscape of attractive and distinctive character. Suffolk County Council Archaeology notes that due to the site’s location on the south bank of the River Fynn, an archaeological investigation will be required. A small section of the site along its northern boundary where it borders the River Fynn is within Flood Zone 3. Any development within Flood Zone 3 is to be avoided having the highest potential risk from flooding. The Environment Agency have confirmed that a flood risk assessment will be required as part of any planning application. Anglian Water have confirmed they have no objection to the allocation of this site. Existing access to the site is narrow and directly onto a bend in the road (B1077). Use of the existing access may need to be re-assessed or may otherwise act as a limit to numbers of new dwellings it can serve.</p>	The modification seeks to ensure adequate living conditions for residents are considered in line with Policy SCLP11.2. The modification will require an amendment to the commentary against the health objective. A revised appraisal is included in this document for the Policy. The overall significant effects of the Plan remain unchanged.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
	411	Policy SCLP12.72	<p>Policy SCLP12.72: Land at Street Farm, Witnesham (Bridge)</p> <p>0.7ha of land at Street Farm, Witnesham, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.</p> <p>Development will be expected to accord with the following criteria:</p> <ul style="list-style-type: none"> a) A site-specific Flood Risk Assessment; b) Impact on the listed farmhouse; c) An archaeological investigation will be required; d) Flood risk assessment will be required; e) d) Provision of affordable housing on site; f) e) Provision of footway / pedestrian enhancements; g) f) Design and layout to be sympathetic to the sensitive river valley landscape character, and to have regard to former farmyard use; h) g) Where possible retention of existing trees along the boundaries to the site; i) h) Any development within the area identified as Flood Zone 3 should be avoided to ensure no other impediments to flows are introduced that could increase the risk of flooding downstream; and j) i) Provision of an ecological assessment in relation to potential impact on the River Fynn, and opportunities should be explored which would improve and enhance the riverside environment in this location under the Water Framework Directive; and 	<p>The modification to remove criterion d) avoids duplication of criterion a). As the modification does not alter the nature of the policy it does not affect the findings of the Sustainability Appraisal.</p> <p>The modification to criterion h) is for consistency with national policy. The modification is a minor wording change and therefore does not alter the findings of the Sustainability Appraisal.</p> <p>The modification to add criterion j)</p>

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			<p><u>j) Provision of a Contaminated Land Assessment.</u></p> <p><u>Proposals for the site will need to demonstrate that any continued uses and structures on agricultural land to the south of the site would not cause an unacceptable impact on the living conditions of future occupiers of the site, and ensure that the new development can be integrated effectively with the neighbouring agricultural use.</u></p>	<p>seeks to ensure ground conditions are fully investigated. The Sustainability Appraisal for this Policy identified a positive effect on the objective for soil and mineral resources. With the modification, that effect is considered to remain positive. Therefore, the modification does not affect the findings of the Sustainability Appraisal. The modification to add the final paragraph seeks to ensure adequate living conditions for residents are</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				considered in line with Policy SCLP11.2. The modification will require amendment to the commentary against the health objective in the SA. A revised appraisal is included in this document for the Policy.
MM103	414	Appendix A – Policy Delivery Framework	Modification to row related to SCLP2.1: Additional text in the ‘Risks’ column: <u>‘Any ISPA authority declaring that they are unable to meet their minimum housing need’</u> Additional text in the ‘Mitigation/contingencies column’: <u>‘Following a comprehensive re-assessment of deliverability, ISPA Board to collectively consider how unmet need can be met across the ISPA. Depending on the scale of any unmet need, this may act as a trigger for a review of the Local Plan.’</u>	This a consequential change as the result of modifications elsewhere in the Plan in relation to review mechanisms and housing need. The related Modification has been screened for SA implications

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				under the relevant Policy. This modification does not affect the conclusion of the Sustainability Appraisal report.
	414	Appendix A – Policy Delivery Framework	Modifications to row related to SCLP2.2: Add ' <u>ISPA strategy to deliver highways mitigation</u> ' into Implementation Mechanism column, add ' <u>ISPA authorities</u> ' to Responsible Organisations column and add ' <u>Monitoring and review of ISPA strategy to deliver highways mitigation through ISPA Board</u> ' to the Mitigation / contingencies column.	This modification is for clarification to reflect the approach to the delivery of transport mitigation measures in the ISPA. This change does not affect the conclusion of the Sustainability Appraisal report.
	419	Appendix A – Policy Delivery Framework	Modifications to row related to SCLP5.17 and column related to Implementation Mechanism: Determination of Planning Applications. <u>Identification of ways in which the unauthorised nature of developments can be addressed.</u>	This modification is for clarification and does not therefore affect the conclusions of the Sustainability Appraisal report.

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
MM104	443-453	Appendix B - Infrastructure Delivery Framework (Transport)	Modifications to Infrastructure Delivery Framework– Appendix B - Infrastructure Delivery Framework Modifications. See Main Modifications document for details.	This modification is for clarification to reflect the approach to the delivery of transport mitigation measures in the ISPA. The change does not affect the conclusions of the Sustainability Appraisal report.
	453-457	Appendix B - Infrastructure Delivery Framework (Utilities)	Modifications to Infrastructure Delivery Framework– Appendix B - Infrastructure Delivery Framework Modifications. See Main Modifications document for details.	This modification is for clarification regarding the limitations of the Kirton Water Recycling Centre as highlighted in the Cross Boundary Water Cycle Study. The change does not affect the conclusions of the Sustainability Appraisal report.

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	461	Appendix B – Infrastructure Delivery Framework (Early Years)	<p>Amend Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns for ‘Additional Early Education Capacity in Framlingham Ward’:</p> <table border="1"> <tr> <td>Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)</td> <td>Essential</td> <td>Suffolk County Council</td> <td>£163,476 £152,721</td> <td>Developers</td> <td>£163,476 £152,721</td> <td>£163,476 £152,721</td> </tr> </table>	Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)	Essential	Suffolk County Council	£163,476 £152,721	Developers	£163,476 £152,721	£163,476 £152,721	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
Additional Early Education Capacity in Framlingham Ward (SCLP12.1, SCLP12.50, SCLP12.54)	Essential	Suffolk County Council	£163,476 £152,721	Developers	£163,476 £152,721	£163,476 £152,721					
	464	Appendix B – Infrastructure Delivery	Amend totals in Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns:	This a consequential change as the result of modifications to the number of							

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification						Screening- does the Modification significantly affect the findings of the SA Report																
		Framework (Early Years)	<table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>£12,254,811</td> <td></td> <td>£6,680,361</td> <td>£6,680,361</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><u>£12,244,056</u></td> <td></td> <td><u>£6,669,606</u></td> <td><u>£6,669,606</u></td> </tr> </table>						Total				£12,254,811		£6,680,361	£6,680,361					<u>£12,244,056</u>		<u>£6,669,606</u>	<u>£6,669,606</u>	<p>dwelling under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.</p>
Total				£12,254,811		£6,680,361	£6,680,361																		
				<u>£12,244,056</u>		<u>£6,669,606</u>	<u>£6,669,606</u>																		
	467	Appendix B – Infrastructure Delivery Framework (Primary Education)	<p>Amend Appendix B in relation to the fifth (Approximate Cost), seventh (Potential Funding Amount) and eight (Required Developer Contribution) columns for ‘Capacity for additional pupils at Dennington CEVCP School’:</p> <table border="1"> <tr> <td>Capacity for additional pupils at Dennington CEVCP School (SCLP12.50)</td> <td>Land off Laxfield Road, Dennington</td> <td>Essential</td> <td>Suffolk County Council</td> <td>£181,077 <u>£139,290</u></td> <td>Developers</td> <td>£181,077 <u>£139,290</u></td> <td>£181,077 <u>£139,290</u></td> </tr> </table>						Capacity for additional pupils at Dennington CEVCP School (SCLP12.50)	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£181,077 <u>£139,290</u>	Developers	£181,077 <u>£139,290</u>	£181,077 <u>£139,290</u>	<p>This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened</p>								
Capacity for additional pupils at Dennington CEVCP School (SCLP12.50)	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£181,077 <u>£139,290</u>	Developers	£181,077 <u>£139,290</u>	£181,077 <u>£139,290</u>																		

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report																
				separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.																
	470	Appendix B – Infrastructure Delivery Framework (Primary Education)	Amend totals in Appendix B in relation to the fifth (Approximate Cost), seventh (Potential Funding Amount) and eight (Required Developer Contribution) columns: <table border="1" data-bbox="660 874 1774 1050" style="margin-left: 20px;"> <tr> <td style="background-color: #e1f5fe;">Total</td> <td></td> <td></td> <td></td> <td style="background-color: #e1f5fe;"><u>£28,556,702 -</u> <u>£28,634,072</u></td> <td></td> <td style="background-color: #e1f5fe;"><u>£19,199,782 -</u> <u>£19,277,152</u></td> <td style="background-color: #e1f5fe;"><u>£19,368,982 -</u> <u>£19,446,352</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td style="background-color: #e1f5fe;"><u>£28,514,915 -</u> <u>£28,592,285</u></td> <td></td> <td style="background-color: #e1f5fe;"><u>£19,327,195 -</u> <u>£19,404,565</u></td> <td style="background-color: #e1f5fe;"><u>£19,327,195 -</u> <u>£19,404,565</u></td> </tr> </table>	Total				<u>£28,556,702 -</u> <u>£28,634,072</u>		<u>£19,199,782 -</u> <u>£19,277,152</u>	<u>£19,368,982 -</u> <u>£19,446,352</u>					<u>£28,514,915 -</u> <u>£28,592,285</u>		<u>£19,327,195 -</u> <u>£19,404,565</u>	<u>£19,327,195 -</u> <u>£19,404,565</u>	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore
Total				<u>£28,556,702 -</u> <u>£28,634,072</u>		<u>£19,199,782 -</u> <u>£19,277,152</u>	<u>£19,368,982 -</u> <u>£19,446,352</u>													
				<u>£28,514,915 -</u> <u>£28,592,285</u>		<u>£19,327,195 -</u> <u>£19,404,565</u>	<u>£19,327,195 -</u> <u>£19,404,565</u>													

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report							
				affect the findings of the Sustainability Appraisal.							
	471	Appendix B – Infrastructure Delivery Framework (Secondary Education)	<p>Amend Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns for ‘Expansion of Thomas Mills High School, Framlingham’:</p> <table border="1" data-bbox="660 710 1769 853"> <tr> <td>Expansion of Thomas Mills High School, Framlingham</td> <td>Essential</td> <td>Suffolk County Council</td> <td>£1,999,968 <u>£1,937,469</u></td> <td>Developers</td> <td>£1,999,968 <u>£1,937,469</u></td> <td>£1,999,968 <u>£1,937,469</u></td> </tr> </table>	Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£1,999,968 <u>£1,937,469</u>	Developers	£1,999,968 <u>£1,937,469</u>	£1,999,968 <u>£1,937,469</u>	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£1,999,968 <u>£1,937,469</u>	Developers	£1,999,968 <u>£1,937,469</u>	£1,999,968 <u>£1,937,469</u>					

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report														
	472	Appendix B – Infrastructure Delivery Framework (Secondary Education)	Amend totals in Appendix B in relation to the fourth (Approximate Cost), sixth (Potential Funding Amount) and seventh (Required Developer Contribution) columns: <table border="1" data-bbox="663 517 1760 603"> <tr> <td>Total</td> <td></td> <td></td> <td>£20,470,958</td> <td></td> <td>£20,470,958</td> <td>£20,470,958</td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>£20,588,459</u></td> <td></td> <td><u>£20,588,459</u></td> <td><u>£20,588,459</u></td> </tr> </table>	Total			£20,470,958		£20,470,958	£20,470,958				<u>£20,588,459</u>		<u>£20,588,459</u>	<u>£20,588,459</u>	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
Total			£20,470,958		£20,470,958	£20,470,958												
			<u>£20,588,459</u>		<u>£20,588,459</u>	<u>£20,588,459</u>												

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report																		
	473	Appendix B – Infrastructure Delivery Framework (Health)	<p>Amend Appendix B in relation to the seventh (Required Developer Contribution) and eighth (Potential Remaining Funding Gap) columns for ‘Additional floorspace and enhancements at Framlingham Surgery’:</p> <table border="1"> <tr> <td>Additional floorspace and enhancements at Framlingham Surgery</td> <td>Essential</td> <td>Ipswich and East Suffolk CCG</td> <td>£300,000</td> <td>Developers</td> <td>Unknown</td> <td>£20,700</td> <td>CIL</td> <td>£279,300</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><u>£16,100</u></td> <td></td> <td><u>£283,900</u></td> </tr> </table>	Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£20,700	CIL	£279,300							<u>£16,100</u>		<u>£283,900</u>	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£20,700	CIL	£279,300														
						<u>£16,100</u>		<u>£283,900</u>														
	474	Appendix B – Infrastructure Delivery	<p>Amend totals in Appendix B in relation to the seventh (Required Developer Contribution) and eighth (Potential Remaining Funding Gap) columns:</p> <table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td>£1,794,600</td> <td></td> <td>Unknown</td> <td>£1,635,200</td> <td></td> <td>£1,235,400</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><u>£1,630,600</u></td> <td></td> <td><u>£1,240,000</u></td> </tr> </table>	Total			£1,794,600		Unknown	£1,635,200		£1,235,400							<u>£1,630,600</u>		<u>£1,240,000</u>	This a consequential change as the result of modifications to the number of
Total			£1,794,600		Unknown	£1,635,200		£1,235,400														
						<u>£1,630,600</u>		<u>£1,240,000</u>														

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report						
		Framework (Health)		dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.						
	475	Appendix B – Infrastructure Delivery Framework (Libraries)	Amend Appendix B in relation to the fourth (Approximate Cost) and sixth (Potential Funding Amount) columns for ‘Improvements at Framlingham Library’: <table border="1" data-bbox="658 1093 1771 1177"> <tr> <td>Improvements at Framlingham library</td> <td>Desirable</td> <td>Suffolk County Council</td> <td>£182,088 £178,848</td> <td>Developers</td> <td>£182,088 £178,848</td> </tr> </table>	Improvements at Framlingham library	Desirable	Suffolk County Council	£182,088 £178,848	Developers	£182,088 £178,848	As a result of modifications to number of dwellings under allocation SCLP12.50 Land east of Laxfield Road, Dennington.
Improvements at Framlingham library	Desirable	Suffolk County Council	£182,088 £178,848	Developers	£182,088 £178,848					
	476	Appendix B – Infrastructure	Amend totals in Appendix B in relation to the fourth (Approximate Cost) and sixth (Potential Funding Amount) columns:	As a result of modifications to number of dwellings under						

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report												
		re Delivery Framework (Libraries)	<table border="1"> <tr> <td>Total</td> <td></td> <td></td> <td><u>£2,326,752</u></td> <td></td> <td><u>£2,326,752</u></td> </tr> <tr> <td></td> <td></td> <td></td> <td><u>£2,323,512</u></td> <td></td> <td><u>£2,323,512</u></td> </tr> </table>	Total			<u>£2,326,752</u>		<u>£2,326,752</u>				<u>£2,323,512</u>		<u>£2,323,512</u>	allocation SCLP12.50 Land east of Laxfield Road, Dennington.
Total			<u>£2,326,752</u>		<u>£2,326,752</u>											
			<u>£2,323,512</u>		<u>£2,323,512</u>											
MM105	482	Appendix C - Monitoring Framework – ref to SCLP2.1	<p>Amend the monitoring framework in relation to the second column (Targets) for SCLP2.1 to read:</p> <p>Delivery of at least 10,476<u>9,756</u> dwellings in Suffolk Coastal District</p>	This a consequential change as the result of Modifications elsewhere in the Plan in relation to housing need figures. The related Modification has been screened for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.												
	482	Appendix C -	Amend the monitoring framework in relation to the second column (Targets) for SCLP3.1 to read:	This a consequential change as the												

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
		Monitoring Framework – ref to policy SCLP3.1	Delivery of at least 10,476 <u>9,756</u> dwellings over the plan period (at least 582 <u>542</u> per annum)	result of Modifications elsewhere in the Plan in relation to housing need figures. The related Modification has been screened for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
	484	Appendix C - Monitoring Framework – ref to policies SCLP5.1- SCLP5.6	Amend the monitoring framework in relation to the second column for SCLP5.1 to SCLP5.6 and SCLP5.16 to read: Completion of at least 582 <u>542</u> dwellings per annum.	This a consequential change as the result of Modifications elsewhere in the Plan in relation to housing need figures. The related

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
		and SCLP5.16		Modification has been screened for SA implications under the relevant Policy. This modification does not therefore affect the findings of the Sustainability Appraisal.
	491	Appendix C - Monitoring Framework – ref to policy SCLP12.50	Amend the monitoring framework in relation to the second column for SCLP12.50 to read: Completion of 50 <u>35</u> dwellings over the plan period	This a consequential change as the result of modifications to the number of dwellings under the allocation in Dennington. The related modification has been screened separately for SA implications under the relevant Policy. This modification does

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				not therefore affect the findings of the Sustainability Appraisal.
	492	Appendix C – Monitoring Framework - ref to policy SCLP12.67	Amend the monitoring framework in relation to the second column for SCLP12.67 to read: Completion of 3525 dwellings over plan period	This modification is a minor change to correct a typographical error, it does not affect the findings of the Sustainability Appraisal.
	492	Appendix C – Monitoring Framework - ref to policy SCLP12.69	Amend the monitoring framework in relation to the second column for SCLP12.69 to read: Completion of 3520 dwellings over plan period	This modification is a minor change to correct a typographical error, it does not affect the findings of the Sustainability Appraisal.
MM106	494	Appendix D – Housing Trajectory	Amend trajectory to:	This a consequential change as the result of modifications to

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
				<p>been screened separately for SA implications under the relevant Policy. The modification also corrects errors in the trajectory contained in the Final Draft Local Plan.</p> <p>This modification does not affect the findings of the Sustainability Appraisal.</p>
MM107	518 & 522	Appendix I – Glossary and Acronyms	<p>Modification to include additional terms in the glossary:</p> <p><u>Modal shift</u> <u>The change in the mode of transport from car trips, in particular single occupancy car trips, to sustainable modes for example walking, cycling, car sharing and use of public transport.</u></p> <p><u>Smarter Choices</u></p>	<p>This modification is a minor clarification to reflect the approach to the delivery of transport mitigation measures in the ISPA and therefore does not affect the</p>

Ref	Page of Final Draft Local Plan	Policy/ Para of Final Draft Local Plan	Main Modification	Screening- does the Modification significantly affect the findings of the SA Report
			<u>Active engagement with businesses and individuals to influence people's travel behaviour towards more sustainable options, such as walking, cycling, travelling by public transport and car sharing, delivering modal shift.</u>	findings of the Sustainability Appraisal.
	519	Appendix I – Glossary and Acronyms	Modification to Open Space: Open Space A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, <u>community growing spaces</u> , cemeteries and churchyards and green corridors.	This modification is a minor clarification relating to the definition of open space and therefore does not affect the findings of the Sustainability Appraisal.
MM108	526	Appendix J – Schedule of Policies to be Superseded	Add in after AP212: <u>AP216 Ipswich Fringe: Martlesham Heath Industrial Estate</u> <u>AP236 Woodbridge/Melton Restraint</u> <u>AP237 Melton: Protection of Trees and Character</u>	This modification clarifies the policies to be superseded and corrects an omission from the schedule. The changes do not affect the findings of the Sustainability Appraisal.

3. Updates to Sustainability Appraisal Report

- 3.1 This section sets out the updates to the Final Draft Local Plan Sustainability Appraisal Report (December 2018) identified as necessary in the table in Chapter 2 above.

Updates to Significant Effects Table

- 3.2 As a result of Main Modifications: MM9, MM11, MM28, MM55, MM60, MM62, MM82, MM93, MM98 and MM101 changes are needed to the scoring in the sustainability appraisals for 10 of the Local Plan policies. These changes also need to be reflected in the table setting out the evaluation of the significant effects of the Local Plan (see pages 198-205 of the December 2018 Sustainability Appraisal Report). This applies to the following policies:
- SCLP3.4: Proposals for Major Energy Infrastructure Projects
 - SCLP4.2: New Employment Development
 - SCLP6.4: Tourism outside of the AONB
 - SCLP12.5 Brackenbury Sports Centre, Felixstowe
 - SCLP12.16: Felixstowe Leisure Centre
 - SCLP12.19: Brightwell Lakes
 - SCLP12.46: Land behind 15 St Peters Close, Charsfield
 - SCLP12.58: Land Adjacent to Swiss Farm, Otley
 - SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham
 - SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin
- 3.3 Changes to the Significant Effects table also include the deletion of the row for Policy SCLP12.35: Land at Innocence Farm (see MM74) and SCLP11.9: Areas to be Protected from Development (see MM50) and the consequent renumbering of policies. Further detail on the individual changes made to the necessary appraisals are set out alongside the revised appraisals in the subsequent pages of this report. This also includes revised appraisals for those policies where, although it has not been necessary to change the scoring, the accompanying commentary has needed to be updated to reflect modifications to the policy. This applies to the following policies:
- SCLP12.20 Land at Felixstowe Road
 - SCLP12.24: Land at Humber Doucy Lane
 - SCLP12.29 South Saxmundham Garden Neighbourhood
 - SCLP12.48: Land North of The Street, Darsham
 - SCLP12.55: Land at School Road, Knodishall
 - SCLP12.68: Land West of B1125, Westleton
 - SCLP12.71: Land at Street Farm, Witnesham (Bridge)

Revised Evaluation of Significant Effects Table

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP2.1 Growth in the Ipswich Strategic Planning Area	++	++	?	+	?	?	-?	-?	-?	?	0	-?	-?	+	+	++	+	?	+
SCLP2.2: Strategic Infrastructure Priorities	+	0	++	+	++	++	?	0	0	0	0	0	0	0	0	+	0	++	++
SCLP2.3: Cross-boundary mitigation of effects on protected habitats	0	0	0	0	0	+	0	0	0	0	0	++	++	0	++	?	0	0	0
SCLP3.1 Strategy for Growth in Suffolk Coastal District	+	++	+	+	+	+	?	--	+	+	0	-?	-?	+	+	++	++	+	+
SCLP3.2: Settlement Hierarchy	+	++	+	++	0	0	+	+	0	0	0	0	+	+/-	+/-	+	+	++	0
SCLP3.3: Settlement Boundaries	+/-	+/-	+	+	+	0	+	+	0	+	0	0	+	0	+	+/-	+	+	0
SCLP3.4: Proposals for Major Energy Infrastructure Projects	0	0	0	-?	0	+	?	-?	0	+	+	+	?	+	?	++	0	?	0
SCLP3.5: Infrastructure Provision	++	0	++	++	++	++	+	0	0	0	0	0	+	0	0	++	0	+	+
SCLP4.1: Employment Areas	+	0	0	0?	+	0	?	+	0	+	0	0	0	0	0	++	0	+	+
SCLP4.2: New Employment Development	+	0	0	+	+	0	-?	+	0	-?	0	0	-/+	0	-/+	++	+	+	+
SCLP4.3: Expansion and Intensification of Employment Sites	+	0	0	0	+	0	+/-	?	0	+/-	0	0	0	0	+/-	++	0	+	+
SCLP4.4: Protection of Employment Sites	+	+	0	+	+	0	+	0	0	+	0	0	0	0	+	+	0	0	0
SCLP4.5: Economic Development in Rural Areas	+	0	0	+	+	0	-?	-/+	0	0	0	0	-/+	+	+	++	0	-	0
SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use	+	0	0	+	0	0	-?	+	0	0	0	0	0	+	+	++	0	-	0
SCLP4.7: Farm Diversification	+	0	0	+	+	0	?	?/-	0	0	0	0	?/+	?	?	++	0	-	0
SCLP4.8: New Retail and Commercial Leisure Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	++	+	0
SCLP4.9: Development in Town Centres	0	+	+	+	0	0	0	0	0	0	0	0	0	+	0	+	++	+	0
SCLP4.10: Town Centre Environments	0	0	+	+	0	0	+	0	0	0	0	0	0	+	0	+	++	+	0
SCLP4.11: Retail and Commercial Leisure in Martlesham	?	0	0	+	0	0	-	0	0	0	0	0	0	0	0	+	?	-?	0
SCLP4.12: District and Local Centres and Local Shops	+	0	+	+	0	0	+	0	0	0	0	0	0	+	0	+	++	+	0
SCLP5.1: Housing Development in Large Villages	+	++	+	+	+	0	?	-	0	0	0	0	-	0	+/-	+	0	+/-	0
SCLP5.2: Housing Development in Small Villages	+	++	+/-	+	+/-	0	?	-	0	0	0	0	-	0	+/-	+	0	?	0
SCLP5.3: Housing Development in the Countryside	?	+	0	+	-	0	-?	+/-	0	0	0	0	+/-	0	+/-	+	0	-	0
SCLP5.4: Housing in Clusters in the Countryside	?	+	0	+	-	0	-?	-?	0	0	0	0	-?	+	+	0	0	-	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP5.5: Conversions of Buildings in the Countryside for Housing	?	+	0	+	-	0	-?	+	0	0	0	0	+	+	+	0	0	-	0
SCLP5.6: Rural Workers Dwellings	0	+	0	0	-	0	0	-?	0	0	0	0	-?	0	+	+	0	-	0
SCLP5.7: Infill and Garden Development	0	+	0	+	0	0	+	0	0	0	0	0	0	+	0	+	+	+	0
SCLP5.8: Housing Mix	+	++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCLP5.9: Self Build and Custom Build Housing	0	++	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
SCLP5.10: Affordable Housing on Residential Developments	+	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SCLP5.11: Affordable housing on Exception Sites	+	++	0	+	0	0	0	-?	0	0	0	0	0	0	+	0	0	0	0
SCLP5.12: Houses in Multiple Occupation	+	+	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	+	0
SCLP5.13: Residential Annexes	+	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0
SCLP5.14: Extensions to Residential Curtilages	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0
SCLP5.15: Residential moorings, jetties and slipways	0	?	0	0	0	0	0	0	0	0	0	++	++	0	+	0	0	0	0
SCLP5.16: Residential Caravans and Mobile Homes	0	+	0	0	0	0	0	0	0	0	0	0	+	0	+	0	0	0	0
SCLP5.17: Gypsies, Travellers and Travelling Showpeople	+	+	+	+	+	+	0	0	+	0	+	0	0	0	0	0	0	0	0
SCLP6.1: Tourism	?	-	0	-?	0	0	0	0	0	0	0	-?	-?	0	?	+	+	0	0
SCLP6.2: Tourism Destinations	?	-?	0	-?	0	0	0	0	0	0	0	?	?	+	+	++	+/-	0	0
SCLP6.3: Tourism Development within the AONB and Heritage Coast	0	?	0	0	0	0	0	+	0	+	0	?	?	0	+	+	0	0	0
SCLP6.4: Tourism Development outside of the AONB	?	-	0	0	0	0	0	0	0	+	0	0	?	0	+	+	+	+	0
SCLP6.5: New Tourist Accommodation	?	-	0	0	0	0	0	0	0	0	+	+	?	0	+	+	+	+	0
SCLP6.6: Existing Tourist Accommodation	+	-	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0
SCLP7.1: Sustainable Transport	+	0	+	0	0	0	++	0	0	++	0	0	0	0	0	+	+	++	0
Policy SCLP7.2: Parking Proposals and Standards	0	0	0	0	0	+	+	0	0	+	+	0	0	0	0	0	0	+	0
SCLP8.1: Community Facilities and Assets	++	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0
SCLP8.2: Open Space	0	+	+	+	0	0	0	0	0	0	0	0	++	0	+	0	0	0	0
SCLP8.3: Allotments	0	0	+	+	0	0	0	+	0	0	0	0	+	0	0	0	0	0	0
SCLP8.4: Digital Infrastructure	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	-?	+	++

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Policy SCLP9.1: Low Carbon & Renewable Energy	0	0	0	0	0	0	++	-?	0	++	0	0	?	0	?	+	0	0	0
SCLP9.2: Sustainable Construction	0	0	0	0	0	+	++	+	+	++	0	0	0	0	0	0	0	0	0
SCLP9.3: Coastal Change Management Area	0	0	+	+	0	0	0	0	0	0	++	++	0	0	+	0	0	0	0
SCLP9.4: Coastal Change Rollback or Relocation	0	+	0	+	0	0	0	-	0	0	+	++	-	0	-?	+	0	+	0
SCLP9.5: Flood Risk	0	?	+	+	0	+	0	0	0	0	++	0	0	0	0	?	0	0	0
SCLP9.6: Sustainable Drainage Systems	0	0	0	0	0	++	0	0	0	0	++	0	0	0	0	0	0	0	0
SCLP 9.7: Holistic Water Management	0	0	0	0	0	++	0	0	0	0	+	0	0	0	0	0	0	0	0
SCLP10.1: Biodiversity and Geodiversity	0	0	0	0	0	+	0	+	0	0	0	0	++	0	+	0	0	0	0
SCLP10.2: Visitor Management of European Sites	0	0	0	0	0	+	0	0	0	0	0	++	++	0	+	?	0	0	0
SCLP10.3 Environmental Quality	0	0	+	++	0	++	++	++	0	++	0	0	0	0	0	0	0	0	0
SCLP10.4: Landscape Character	+	0	+	0	0	0	0	0	0	0	0	++	++	+	++	+	0	0	0
SCLP10.5: Settlement Coalescence	0	?	0	0	0	0	0	+	0	0	0	0	+	+	++	0	0	0	0
SCLP11.1: Design Quality	+	+	+	+	0	0	+	0	+	0	0	0	0	+	++	0	0	+	0
SCLP11.2: Residential Amenity	0	0	0	++	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
SCLP11.3: Historic Environment	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.4: Listed Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.5: Non-Designated Heritage Assets	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.6: Conservation Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.7: Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
SCLP11.8: Parks and Gardens of Historic or Landscape Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0	0	0	0
SCLP11.9 Newbourne: Former Land Settlement Association Holding	0	?	0	0	0	0	0	-?	0	0	0	0	-?	?	?	+	0	0	0
SCLP12.1 Neighbourhood Plans	0	++	0	+	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0
SCLP12.2 Strategy for Felixstowe	++	++	+	+	0	0	0	-	0	+	+	?	++	+	+	+	+	+	0
SCLP12.3 North Felixstowe Garden Neighbourhood	+	++	++	+	++	++	+	--	-	-	++	?	?	+	?	+	0	+	0
SCLP12.4: Land north of Conway Close and Swallow Close, Felixstowe	++	++	++	++	++	+	-	?	-	-	+	-	-	+	+	0	0	++	0
SCLP12.5 Brackenbury Sports Centre, Felixstowe	0	++	++	+	++	+	?	++	-	-	+	0	-	+	0	0	+	++	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.6: Land at Sea Road, Felixstowe	++	++	++	++	+	+	-	++	-	0	+	-	-	0	+	+	?	++	0
SCLP12.7: Port of Felixstowe	+	0	0	0	+	+	-	-	-	0	0	-?	-?	0	+	++	++	++	0
SCLP12.8: Land at Bridge Road, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-?	0	+	++	++	++	0
SCLP12.9: Land at Carr Road/Langer Road, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-	0	+	++	++	++	++
SCLP12.10: Land at Haven Exchange, Felixstowe	+	0	0	0	+	+	-	++	-	0	+	-	-	0	+	++	++	++	++
SCLP12.11: Felixstowe Ferry and Golf Course	0	0	0	0	0	0	0	0	0	0	0	0	?	+	+	0	0	0	0
SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0
SCLP12.13: Cobbolds Point to Spa Pavilion	0	0	0	+	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0
SCLP12.14: Spa Pavilion to Martello Park	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0
SCLP12.15: Martello Park to Landguard	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	+	0	0	0
SCLP12.16: Felixstowe Leisure Centre	+	+	?	++	0	+	-	++	-	-	-	0	-?	+	+	++	+	+	?
SCLP12.17: Tourism Accommodation in Felixstowe	+	-	0	0	0	0	0	0	0	0	+	-	-	0	0	++	++	+	0
SCLP12.18: Strategy for Communities surrounding Ipswich	+	++	0	+	+	0	0	0	0	0	0	0	0	0	0	+	+	+	0
SCLP12.19: Brightwell Lakes	+	++	++	+	++	+	?	--	?	-	+	?	0	+	0	0	0	++	++
SCLP12.20 Land at Felixstowe Road	++	0	0	++	+	+	-?	--	-	?	+	0	0	+	?	++	0	+	0
SCLP12.21: Ransomes, Nacton Heath	+	0	0	0	+	+	-	-	-	0	+	-	-	+	+	++	0	+	0
SCLP12.22: Recreation and Open Space in Rushmere	0	0	++	+	0	0	0	+	0	0	0	0	+	0	+	0	0	0	0
SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	0	0	0	0	0	0	0	+	0	0	0	++	++	0	+	0	0	0	0
SCLP12.24: Land at Humber Doucy Lane	0	++	++	+	++	+	-	--	-	-	+	0	-	+	+	0	0	+	0
SCLP12.25: Suffolk Police Headquarters, Portal Avenue, Martlesham	+	++	++	+	++	+	-	++	-	-	+	0	+	+	?	+	0	+	0
SCLP12.26: Strategy for Aldeburgh	0	+	0	+	0	0	?	0	0	?	+	++	-	++	++	+	+	+	0
SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	0	++	++	0	+	+	-	?	-	-	+	-	-	+	+	0	0	+	0
SCLP12.28: Strategy for Saxmundham	+	++	?	+	?	0	0	-	0	+	0	0	+	++	-?	+	+	+	0
SCLP12.29 South Saxmundham Garden Neighbourhood	+	++	++	+	++	++	+	--	-	-	++	?	?	0	+	+	+	++	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.30: Land north-east of Street Farm, Saxmundham	0	++	++	0	+	+	-	-	-	-	+	-	-	+	+	0	0	+	0
SCLP12.31: Strategy for Woodbridge	0	++	0	+	0	0	+?	+	0	+/?	0	-	-	++	++	+	+?	+	0
SCLP:12.32: Former Council Offices, Melton	0	++	++	+	++	+	-	++	-	-	+?	-	-	+?	+?	0	+	++	0
SCLP:12.33: Land at Woodbridge Town Football Club	0	++	+?	+	++	+	-?	+	-	-	+	-	-	+	+?	0	+	++	0
SCLP12.34: Strategy for the Rural Areas	+	+	0	+	0	0	-	?	0	0	0	+	+	++	++	+	0	+	++
SCLP12.35: Former airfield Debach	+?	0	0	0	+	+?	-	+?	-	0	+?	+	+	+	0	++	0	-	0
SCLP12.36: Carlton Park, Main Road, Kelsale cum Carlton	+?	0	0	0	+	+?	-	+	-	0	+?	+	+	+	0	++	+	++	0
SCLP12.37: Levington Park, Levington	+?	0	0	0	+?	+?	-	+	-	0	+?	-	-	+?	?	++	0	-	0
SCLP12.38: Land at Silverlace Green (former airfield) Parham	+	0	0	0	+	+	-	+?	-	0	+	+	+	+?	+	++	0	-?	0
SCLP12.39: Former airfield Parham	+	0	0	0	+	+	-	+?	-	0	+	+	+	+?	+	++	0	-?	0
SCLP12.40: Bentwaters Park, Rendlesham	+	0	0	0	+	0	-	+?	-	0	0	+	-	+?	+?	++	0	?	0
SCLP12.41: Riverside Industrial Estate, Border Cot Lane, Wickham Market	+	0	0	0	+	+	-	++	-	0	+	+	+	+?	0	++	0	?	0
SCLP12.42: Land to the East of Aldeburgh Road, Aldringham	0	++	++	0	++	+	-	?	-	-	+	-	-	+	+	0	+	++	0
SCLP12.43: Land South of Forge Close between Main Road and Ayden, Benhall	0	++	+	0	++	+	-?	-?	-	-	+	0	-	0	+	0	+?	++	0
SCLP12.44: Land to the South East of Levington Lane, Bucklesham	0	++	+	0	++	+	-	-	-	-	+	0	-	0	+	0	0	+?	0
SCLP12.45: Land to the South of Station Road, Campsea Ashe	0	++	+?	0	?	+	-	-	-	-	+	0	-	+	+	0	0	+	0
SCLP12.46: Land behind 15 St Peters Close, Charsfield	0	++	+?	0	++	+	-	--	-	-	0	0	+	+?	+	0	0	+?	0
SCLP12.47: Land South of Darsham Station, East of A12, North of Yoxford	0	++	?	0	++	+	-	--	-	-	+	0	-	+?	+?	0	0	++	0
SCLP12.48: Land North of The Street, Darsham	0	++	?	0	+?	+	-	--	-	-	+	0	-	+?	0	0	0	++	0
SCLP12.49: Land off Laxfield Road, Dennington	0	++	?	0	++	+	-	--	-	-	+	0	+	+?	+	0	0	+	0
SCLP12.50: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	0	++	?	0	++	0	-	--	-	-	+	0	--	+?	?	0	0	++	0
SCLP12.51: Land to the West of Chapel Road, Grundisburgh	0	++	++	0	++	0	-	-	-	-	+?	0	-	+?	+	0	0	+	0
SCLP12.52: Land South of Ambleside, Main Road, Kelsale cum Carlton	0	++	+	0	++	+	-	-	-	-	+	-	-	+	+	0	+	++	0

Policy	Sustainability Appraisal Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SCLP12.53: Land north of The Street, Kettleburgh	0	++	?	+	?	+	-	--	-	-	++	0	-	+	+	0	0	?	0
SCLP12.54: Land to the rear of 31-37 Bucklesham Road, Kirton	0	++	+	0	+	+	-	-	-	-	+?	0	-	+	0	0	?	+	0
SCLP12.55: Land at School Road, Knodishall	0	++	+?	0	++	+	-	-	-	-	+	0	-	0	0	0	+	+	0
SCLP12.56: Land at Bridge Road, Levington	0	++	+?	0	0	?	-	-	-	-	+	-	--	0	+?	0	0	+	0
SCLP12.57: Land north of Mill Close, Orford	0	++	?	0	+	+	-	-	-	-	+	-	-	+	+	0	+	-	0
SCLP12.58: Land Adjacent to Swiss Farm, Otley	0	++	++	0	++	+	-	0	-	-	+	0	-	+?	+	0	0	?	0
SCLP12.59: Land Adjacent to Farthings, Sibton Road, Peasenhall	0	++	?	0	?	+	-	--	-	-	+?	0	-	+	+	0	0	+?	0
SCLP12.60: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	0	++	++	0	++	+	-	--	-	-	+	0	-	+	+	0	0	++	0
SCLP12.61: Land west of Garden Square Rendlesham	0	++	+	0	+	+	-	-	-	-	+	-	-	0	+	0	0	-	0
SCLP12.62: Land east of Redwald Road, Rendlesham	0	++	+	0	+	+	-	-	-	-	+	-	-	0	+	0	0	-	0
SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham	0	++	+?	0	-	+	-	-	-	-	0	-	-	+?	+	0	0	+?	0
SCLP12.64: Land off Howlett Way, Trimley St Martin	0	++	+	0	+	+	-	--	-	-	+	-	-	+?	+	0	0	+	0
SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	0	++	+	0	++	+	-	-	-	-	+	?	--	+	+	0	+	+	0
SCLP12.66: Off Keightley Way, Tuddenham St Martin	0	++	+	0	0	+	-	--	-	-	+	0	-	0	0	0	0	+	0
SCLP12.67: Land South of Lower Road, Westerfield	0	++	+	0	+?	+	-	-	-	-	+	-	-	+	+	0	0	+	0
SCLP12.68: Land West of B1125, Westleton	0	++	?	0	+?	+	0	--	-	-	+	0	--	+	+	0	0	-?	0
SCLP12.69: Land at Cherry Lee, Westleton	0	++	?	0	+?	+	-	-	-	-	+	0	--	0	+	0	0	-	0
SCLP12.70: Land at Mow Hill, Witnesham	0	++	?	0	+	+	-	--	-	-	+	0	-	+	+	0	0	+	0
SCLP12.71: Land at Street Farm, Witnesham (Bridge)	0	++	?	0	?	+	-	+	-	-	+	-	-	+	++	0	0	+?	0
Cumulative effect	+	++	+	+	+	+	-	--	-	-	+	-	-	+	+	++	+	+	+

Update to Appraisal for SCLP3.4 Proposals for Major Energy Infrastructure Projects

3.4 Main Modification MM9 adds an additional criteria to the policy to ensure that impacts on the historic environment arising from major energy infrastructure projects are appropriately considered. As a result of this change the score for this policy against Objective 14 is now considered to be minor positive as opposed to

neutral. The supporting commentary against this objective has been updated to reflect this change.

SA Objective	Effect	Timescale	Permanence	Comment
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	-?			The provision of major energy infrastructure is unlikely to enhance residential environments. The construction phase of such projects is often long and can cause disruption to quality of life for nearby residents. The policy does require significant community benefits and road and highway measures to be agreed alongside such projects, but there is still likely to be an impact for those local communities.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+?	Medium term	Permanent	The policy requires robust Environmental Impact Assessment of proposals.
Air				
7. To maintain and where possible improve air quality	?	Short term	Temporary	The policy requires robust Environmental Impact Assessment of proposals. The policy requires road and highway measures to be agreed in order to mitigate the impact of increased traffic pressure, but, given the scale of these projects, there is still likely to be an increase in vehicle movements (either associated with the

SA Objective	Effect	Timescale	Permanence	Comment
				construction phase or the operation), which may have an impact on air quality.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-?	Long term	Permanent/temporary	The scale of the projects, and limited availability of previously developed land in the District means that they are likely to take place on greenfield sites. The policy does however require decommissioning and restoration of the site to minimise and mitigate environmental harm.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+?	Medium term	Permanent	Impact would depend on the nature of the proposals being determined under this policy. Large schemes generating energy from renewables are likely to have a positive effect, while other energy infrastructure projects could have a negative effect.
11. To reduce vulnerability to climatic events and flooding	+?	Medium term	Permanent	The policy requires appropriate flood and erosion defences to be incorporated into proposals.
12. To safeguard the integrity of the coast and estuaries	+?	Medium term	Permanent	The policy requires appropriate flood and erosion defences to be incorporated into proposals.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent/temporary	Precise effect hard to determine, the scale of the projects means that they are likely to take place on greenfield sites and unlikely to enhance biodiversity, however the policy does require robust Environmental Impact Assessment of proposals and positive outcomes for the surrounding environment. The policy also requires restoration of the site following decommissioning. HRA screening identified text amendments to remove likely significant effects.
Cultural Heritage				
14. To conserve and where appropriate	+	n/a	n/a	The policy includes a requirement for a Heritage Impact Assessment to

SA Objective	Effect	Timescale	Permanence	Comment
enhance areas and assets of historical and archaeological importance				assess the impacts on the historic environment arising from major energy infrastructure projects, and seeks to ensure opportunities to enhance the setting of affected heritage assets after decommissioning are taken.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Medium term	Permanent/ temporary	The scale of the projects means that they are likely to take place on greenfield sites, which could have a negative impact on the landscape. However, the policy does require an assessment of impacts on the AONB and positive outcomes for the surrounding environment and also requires restoration of the site following decommissioning.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Major energy infrastructure projects often generation significant employment opportunities, both in the construction phases and the long term operation.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	?	Medium term	Permanent	The policy does require road and highway measures to be agreed in order to mitigate the impact of increased traffic pressure, but, given the scale of these projects, there is still likely to be an increase in vehicle movements- either associated with the construction phase or the operation. Depending on the scale of the project there may also be opportunities to require improvements to the highways network as part of any proposals, although this couldn't be determined at this stage.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	Comment
Potential Mitigation Measures	The requirements of policies elsewhere in the plan which cover landscape, biodiversity, design and residential amenity will help mitigate the uncertain impacts.			

Update to Appraisal for SCLP4.2 New Employment Development

- 3.5 Main Modification MM11 changes criteria a) and b) of the policy to ensure that proposals which adequately mitigate adverse impacts are not unreasonably restricted. The original Sustainability Appraisal for this Policy identified a mostly positive effect on objective 4. With the modification, that effect is considered to remain positive. However, the modification will require minor amendments to the commentary against Objectives 4, 13 and 15.
- 3.6 MM11 also adds to the policy a requirement for new B1a uses to be subject to a sequential test. This will encourage new employment uses in town centres and edge of centre locations. The original Sustainability Appraisal for this policy identified a neutral effect against the Town Centre Objective. With this change the effect is now considered to be positive.

SA Objective	Effect	Timescale	Permanence	
Population				
1. To reduce poverty and social exclusion	+	Medium term	Permanent	This policy could lead to the creation of more jobs in the district which will help reduce deprivation levels.
Housing				
2. To meet the housing requirements of the whole community	0	n/a	n/a	No effect.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	+?	n/a	n/a	The policy states that proposals will be supported where it can be demonstrated that there won't be an unacceptable adverse impact on surrounding land uses

SA Objective	Effect	Timescale	Permanence	
				which should avoid conflict between adjoining uses.
Education				
5. To improve levels of education and skills in the population overall	+	Medium term	Permanent	Allowing the development of new employment premises will encourage new businesses to set up in the District which could provide training opportunities and new skills for the population. Also, providing more employment opportunities could encourage qualified workers to remain in the District.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	-?	Medium term	permanent	An increase in employment uses in the district could result in increased emissions from industrial processes, freight movements etc.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+?	Medium term	Permanent	The policy encourages the delivery of new employment uses within settlement boundaries, and requires a sequential approach to site selection which could limit the loss of open countryside to employment uses.
9. To promote the sustainable management of waste	0	n/a	n/a	No effect.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-?	Medium term	Permanent	An increase in employment uses in the district could (depending on uses) result in increased emissions from industrial processes, freight movements etc.
11. To reduce vulnerability to	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	
climatic events and flooding				
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-/+	n/a	n/a	The policy may result in the loss of some greenfield land for development (where applicants can demonstrate a sequential approach to site selection) but the policy requires applicants to demonstrate that proposals would not have an unacceptable adverse impact on the landscape, AONB or natural environment.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	-/+	Medium term	Permanent	The policy may result in the loss of some greenfield land for development (where applicants can demonstrate a sequential approach to site selection) but the policy requires applicants to demonstrate that proposals would not have an unacceptable adverse impact on the landscape, AONB or natural environment.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	n/a	n/a	This option will encourage job creation by setting clear criteria against which proposals for new employment development will be assessed.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium term	Permanent	The policy requires new B1a uses to be subject to a sequential test. This encourages new employment uses in town centres and edge of centre locations.

SA Objective	Effect	Timescale	Permanence	
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Medium term	Permanent	The policy encourages a sequential approach to employment site development which could reduce the need to travel and help promote the use of sustainable transport methods which could help reduce congestion although new provision would be reliant on transport providers so couldn't be guaranteed.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	+	Medium term	Permanent	The concentration of employment uses in these areas could help support new digital infrastructure provision and provide economies of scale for infrastructure providers.
Potential Mitigation Measures	<p>The Sustainable Transport policy will help mitigate the effects of increased traffic as any new employment development would have to accommodate and promote sustainable transport methods.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will also help mitigate the uncertain impacts on air quality.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

Update to Appraisal for SCLP6.4 Tourism development Outside the AONB

- 3.7 Main Modification MM28 clarifies that tourism uses can have an impact on landscape character, as agreed through a SOCG with the AONB Partnership. The Sustainability Appraisal for this Policy identified a neutral effect on Objective 15. With this modification, that affect is now considered to be positive.

SA Objective	Effect	Timescale	Permanence	Comments
Population				

SA Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	?	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock and exacerbate problems of affordability. However it will also support the tourist economy in the district which has potential to generate jobs.
Housing				
2. To meet the housing requirements of the whole community	-	Medium term	Permanent	Increased tourist activity in the district, has the potential to increase holiday lets and second homes which would put pressure on the existing housing stock.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	n/a	n/a	No effect.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	0	n/a	n/a	No effect.
Air				
7. To maintain and where possible improve air quality	0	n/a	n/a	No effect.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	0	n/a	n/a	No effect.
9. To promote the sustainable	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	Comments
management of waste				
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	+	Medium term	Permanent	The policy encourages the provision of renewables as part of any scheme.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium term	Permanent	The policy encourages increased tourist activity in the areas which could increase recreational pressure in environmentally sensitive areas, including along the coast. The policy does require proposals to demonstrate that impacts on the natural environment are minimal or avoid. HRA screening identifies appropriate assessment needed.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	n/a	n/a	No effect.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires that tourism development avoids, prevents or minimises adverse impacts on the natural environment and on local landscape character.
Economy				
16. To achieve sustainable levels of prosperity and	+	Long term	permanent	The policy supports the tourism economy in the district.

SA Objective	Effect	Timescale	Permanence	Comments
growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	permanent	The policy requires proposals to be well related to existing settlements and increased visitors could help support the viability of retail business in those existing settlements.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+	Long term	permanent	The policy requires proposals to be well related to existing settlements.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The impact of increased tourist activity on housing in the District is difficult to mitigate, although other policies within the plan which seek to increase the supply of housing may mitigate to a certain extent.</p> <p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>			

Update to Appraisal for SCLP12.5 Brackenbury Sports Centre, Felixstowe

- 3.8 Main Modification MM55 adds a new criterion to the policy, criterion i). The new criterion recognises the Grade II listed building adjacent to the site and explains that development proposals should preserve the setting of this heritage asset. The original Sustainability Appraisal for this Policy identified a neutral effect on objective 14. With this modification, that affect is now considered to be positive.

3.9 As part of MM55 there is also new text proposed which relates to the phasing of development in conjunction with the delivery of new leisure facilities as part of the Felixstowe Garden Neighbourhood to ensure that residents have continuous access to high quality leisure facilities. The original Sustainability Appraisal for this Policy identified a double positive effect on objective 3. With the modification, that effect is considered to remain double positive.

3.10 MM55 also includes a further new criterion, criterion j). This clarifies that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure the required capacity. The Sustainability Appraisal for this Policy identified a positive effect on objective 6. With the modification, that effect is considered to remain positive.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy requires a level of development that would be expected to deliver a quantum of affordable housing and a mixture of dwelling types and tenures. The policy specifically requires the provision of affordable housing, housing for older people and smaller starter home units.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The policy would result in the loss of a leisure facility but only once the new leisure provision at Felixstowe Garden Neighbourhood has come forward. The site offers a GP surgery and leisure facilities within 1 mile. The policy requires the provision of a dementia friendly environment.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site offers a good quality suburban environment. The policy requires the retention or enhancement of green spaces and play areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Education				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within 1 mile of the site and the policy requires the provision of a new early years setting if needed.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements. However the policy requires the retention of walking and cycling routes through the site and the relatively accessible local services would encourage non car use.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole of the district, increased residential development is likely to result in an increase in waste production.
Climate Change, Flooding, the Coast and Estuaries				
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site-specific flood risk assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	The site is within Felixstowe, where a 'Hold the Line' policy is in place.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 13km of SPA.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designated heritage assets on site. The site is not immediately adjoining or within a conservation area. The site should preserve the setting of any affected Listed Buildings.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	n/a	n/a	No effect.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Good access to Felixstowe town centre including by public transport, walking and cycling. The policy requires the retention of walking and cycling connections through the site.
Transport, Travel and Access				

Sustainability Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Broad range of services and facilities within 1 mile of the site. The policy requires the retention of walking and cycling connections through the site.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address air quality, will help mitigate the uncertain impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

Update to Appraisal for SCLP12.16: Felixstowe Leisure Centre

- 3.11 Main Modification MM60 includes the removal criterion i) which referenced opportunities for limited residential on upper floors. The original Sustainability Appraisal for this Policy identified a positive effect on objective 2. With the modification, that effect is now considered to be uncertain. Whilst the policy has no specific requirement to deliver housing, some limited residential could come forward as part of the mixed-use element but the delivery of this is less certain.
- 3.12 Main Modification MM60 also includes changes to criterion d) to ensure that the policy is effective in conserving and enhancing the significance of the Conservation Area. The original Sustainability Appraisal score the policy as positive against objective 14 and that effect is still considered to be positive. However, the modification does require amendments to the supporting commentary against this objective.

3.13 MM60 also includes a number of other changes to the policy, including clarification around alternative leisure provision, and a requirement to demonstrate adequate foul sewerage capacity. Neither of these changes require any amendments to the original Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	+?	Long term	Permanent	Site is located in Felixstowe South ward, identified in the Indices of Deprivation as being a relatively deprived ward. Redevelopment here provides an opportunity to address this through increased employment opportunities.
Housing				
2. To meet the housing requirements of the whole community	+?	Medium term	Permanent	The policy has no specific requirement to deliver housing, but some limited housing could be delivered as part of the mixed use element.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	The policy would result in the loss of a leisure facility but only once the new leisure provision at Felixstowe Garden Neighbourhood has come forward.
4. To improve the quality of where people live and work	++	Long term	Permanent	The site offers a central seafront situation close to the amenities the resort town has to offer.
Education				
5. To improve levels of education and skills in the population overall	0	n/a	n/a	No effect.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site-specific flood risk

Sustainability Objective	Effect	Timescale	Permanence	Comments
				assessment and evidence that there is adequate Water Recycling Centre capacity or that capacity can be made available.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	++	Long term	Permanent	Redevelopment of brownfield site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole of the district, likely to result in an increase in waste production.
Climate Change, Flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	-	Long term	Permanent	The entirety of the site is in flood zone 3a. The policy requires a site-specific flood risk assessment and residential is limited to the upper floors.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	'Hold the Line' policy in place.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-?	Long term	Permanent	The site is within 13km of SPA. Although the scope for residential on this site is limited.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical	+	Long term	Permanent	The policy requires a design and layout which complements the seafront location and makes a positive

Sustainability Objective	Effect	Timescale	Permanence	Comments
and archaeological importance				contribution to the significance of the Conservation Area.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	Redevelopment of this site presents an opportunity to deliver development which enhances the prominent sea front location. The policy requires a design and layout which complements the location and character of the Conservation Area.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Long term	Permanent	The site offers opportunities for economic enhancements supporting the wider seafront depending particularly with regard to the night time economy which the policy promotes.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	The site offers opportunities to support the enhancement of Felixstowe town centre particularly with regard to the night time economy. The policy includes criteria to ensure that development here does not adversely impact the town centre.
Transport Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Seafront site close to a range of services, walking, cycling and public transport options. The policy seeks to retain the current level of parking on site.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	?	Long term	Permanent	Opportunity for digital infrastructure dependent on how the site is taken forward.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address air quality, will help mitigate the uncertain impacts on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

Update to Appraisal for SCLP12.19: Brightwell Lakes

- 3.14 Main Modification MM62 includes a new criterion, criterion q), which sets out the requirement for the provision of a Heritage Park in order to preserve the significance of the Scheduled Monument bowl barrows that exist on site. The original Sustainability Appraisal for this policy identified a neutral effect on objective 14. With the modification, that effect is now considered to be positive.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	+	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units including a new community centre including library.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver 2000 homes in accordance with the masterplan approved in April 2018. This quantum of development will deliver affordable housing and a mixture of dwelling types and tenures.
Health and Wellbeing				

Sustainability Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, this includes a new health centre or the provision of improved health facilities, play, trim trail facilities and recreational sports space, walking, cycling and recreational routes.
4. To improve the quality of where people live and work	+	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, including community policing provision.
Education				
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, this includes a new all-through school to meet identified pre-school, primary and secondary needs.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires improvements to the water supply network and upgrades to the waste water treatment network.
Air				
7. To maintain and where possible improve air quality	?	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements. The policy does, however require improved public transport provision.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of this scale will result in the loss of good quality agricultural land.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	?	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in waste production. The policy does however require on-site recycling facilities.
Climate change, flooding, and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires provision of strategic drainage to manage surface water drainage within the site.
12. To safeguard the integrity of the coast and estuaries	?	Long term	Permanent	The site is in close proximity to a protected European estuary site, but the policy includes a requirement to provide a SANG on site and a wardening and monitoring contribution to mitigate that impact.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Long term	Permanent	The site is in close proximity to a protected European estuary site, but the policy includes a requirement to provide a SANG on site and a wardening and monitoring contribution to mitigate that impact.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	n/a	n/a	Provision of a Heritage Park seeks to preserve the significance of affected Heritage Assets.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of	0	n/a	Indicator unlikely to be affected.	n/a

Sustainability Objective	Effect	Timescale	Permanence	Comments
landscapes and townscapes				
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Indicator unlikely to be affected.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	The policy includes requirements to deliver a range of facilities to support the residential units, which will reduce the need to travel to access day-to-day services. The policy also requires improved public transport provision.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	++	Long term	Permanent	The policy requires the provision of High Speed Broadband.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, on agricultural land and air quality will also help mitigate the uncertain impacts on air quality and negative impacts resulting from the loss of agricultural land.</p> <p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p>			

Update to Appraisal for SCLP12.20 Land at Felixstowe Road

3.15 Main Modification MM63 includes changes to the policy to ensure that proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction. The original Sustainability Appraisal for this Policy identified a double negative effect on objective 8. With the modifications, that effect is considered to remain double negative. However, the modification will require amendments to the commentary.

3.16 MM63 also includes a number of other changes to the policy, including: a change to ensure that affected heritage assets and their settings are appropriately considered; changes to ensure sustainable transport opportunities are delivered; and, additional text to ensure adequate foul sewerage capacity. None of these changes require any amendments to the original Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	++	Medium term	Permanent	The policy will deliver a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment, skills and jobs.
Housing				
2. To meet the housing requirements of the whole community	0	Not applicable	Not applicable	Indicator unlikely to be affected.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	0	Not applicable	Not applicable	Indicator unlikely to be affected.
4. To improve the quality of where people live and work	++	Medium term	Permanent	The site presents potential for a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment and working / business environments.
Education				

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	+?	Medium term	Permanent	The site presents potential for a range of economic development in a location that is accessible to communities in Suffolk Coastal and Ipswich. This impacts positively on enabling better paid employment, skills and training opportunities.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	A site specific flood risk assessment is required.
Air				
7. To maintain and where possible improve air quality	-?	Long term	Permanent	The development is likely to impact traffic movements in the vicinity of Seven Hill A12 / A14 junction. The Policy requires access arrangements that demonstrate no severe impact on the A12 and the A14 and the local road network. This will help maintain traffic flow and therefore minimise air quality impacts.
Material Assets (including soil)				
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of the site would result in the loss of good quality agricultural land. However, the Policy requires that the quality of on-site sand and gravel resources is assessed to determine whether the site is suitable for prior extraction.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate change, flooding and the Coast and Estuaries				
10. To reduce emissions of greenhouse gases	?	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				result of an increase in development. The policy requires development on the site to achieve high standards in sustainable construction.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Site not considered to be at risk of flooding, but site specific flood risk assessment is required as the site is over 1ha. Evidence is also required to demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	0	Long term	Permanent	Orwell Estuary Special Protection Area is approximately 2km away although the policy does not identify the site for residential and therefore is unlikely to generate any increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designated heritage assets in close proximity. The policy requires a proportionate archaeological assessment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	?	Long term	Permanent	The site forms part of the setting of the AONB. The policy requires an exceptional design to reflect this which should include a lighting strategy, significant landscaping and buffers. This should be informed by a Landscape and Visual Impact Assessment.
Economy				

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	++	Medium term	Permanent	Site intended to create a significant amount of employment land.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Indicator unlikely to be affected. The site is identified for employment within B use classes (offices, light and general industry and distribution / storage).
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Medium term	Permanent	The site is served by regular buses to Ipswich and Felixstowe town centres and the nearby established employment areas at Ransomes 2 miles away. Transport modelling shows that the proposal is likely to increase delay and congestion on the local road network, therefore the policy requires access arrangements that demonstrate no severe impact on the A12 and the A14 and the local road network. The policy also requires appropriate provision for walking and cycling.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected.
Potential Mitigation Measures	In a district with limited previously developed land, it is hard to mitigate entirely for the loss off greenfield and/or agricultural land. However, the Environmental Quality policy, which highlights the need for developments to address impacts on soils and agricultural land, will help mitigate the impact as will the requirements of the Biodiversity and Geodiversity policy.			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>The Environmental Quality Policy also requires consideration of air quality impacts.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

Update to Appraisal for SCLP12.24: Land at Humber Doucy Lane

- 3.17 Main Modification MM67 includes the addition of criterion j) to this policy. Criterion j) ensures that a Project Level HRA will be undertaken for the whole site, including the area within Ipswich Borough. The Sustainability Appraisal for this Policy identified a negative effect on objective 13. With this modification, that affect is considered to remain negative. However, the modification will require amendments to the commentary against the biodiversity objective.
- 3.18 MM67 also includes a number of other changes to the policy, including: ensuring that development proposals are masterplanned across the Ipswich/East Suffolk boundary; ensuring that sufficient primary school spaces are provided; and, new criterion i) to preserve the setting of nearby listed buildings. None of these changes require any amendments to the original Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver around 150 dwellings. Development of this quantum would deliver affordable housing and a mixture of dwelling types and tenures.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The site has excellent access to health and leisure facilities.
4. To improve the quality of where people live and work	+	Long term	Permanent	The site provides an opportunity to deliver a good quality living environment in an attractive suburban situation close to public transport and amenities.

Sustainability Objective	Effect	Timescale	Permanence	Comments
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	There is an existing primary school within walkable distance (1 mile) and the policy requires the provision of an early years setting within the site if needed.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development will result in the loss of good quality agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole district, increased development is likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the whole district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Within 1km of SPA. The Policy requires a project level HRA.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires an archaeological assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The site is in a sensitive location on the edge of the urban areas. The policy recognises this and requires the site to contribute to a 'green rim' around Ipswich and the provision of open space and significant landscaping to provide a soft edge to the urban areas.

Sustainability Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Regular bus services and a range of amenities within walking distance of the site. The policy promotes the use of sustainable transport modes.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected.
Potential Mitigation Measures	<p>The Environmental Quality policy, which highlights the need for developments to address impacts on air quality, soils and agricultural land, will help mitigate the effects against air and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

Update to Appraisal for SCLP12.29 South Saxmundham Garden Neighbourhood

- 3.19 Main Modification MM69 includes a change to criterion j) of the policy which seeks to ensure proposals have regard to the Council’s site-specific Heritage Impact Assessment. The Sustainability Appraisal for this Policy identified a neutral effect on objective 14 and with this change that effect is considered to remain neutral. However, the change does require amendments to the commentary against objective 8.
- 3.20 MM69 also includes a number of other changes to the policy, including: clarification of the site area; a change to criterion b) to ensure early years setting is provided on site unless it can be demonstrated that suitable alternative provision is available elsewhere; the addition of criterion u) to ensure proposals are supported by evidence to demonstrate whether on site sand and gravel resources are suitable for prior extraction; a change to criterion v) to ensure that

land to the east of the railway is provided for open space, SANG and potentially the retention of existing uses; and, clarification that development proposals will need to demonstrate adequate foul sewerage capacity exists. None of these changes require any amendments to the original Sustainability Appraisal.

SA Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	+	Medium/long term	Permanent	The policy requires the provision of employment land which will generate new jobs in the area, which could help reduce poverty. The policy also requires the provision of appropriate community safety and cohesion facilities.
Housing				
2. To meet the housing requirements of the whole community	++	Medium/long term	Permanent	The policy requires the provision of approximately 800 new dwellings, providing a mix of dwelling types, sizes and tenures, including housing for older, younger and vulnerable people and self build plots.
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	++	Medium/long term	Permanent	The policy requires a design and layout that supports a dementia friendly environment and the provision of housing for older people. The policy highlight the potential need to provide off site health provision secured through developer contributions.
4. To improve the quality of where people live and work	+	Medium/long term	Permanent	The policy requires the provision a community hub comprising a variety of services and facilities. The policy also requires the provision of appropriate community safety and cohesion facilities.
Education				
5. To improve levels of education and skills in the population overall	++	Medium/long term	Permanent	The policy requires the provision of a primary school with an early years setting.

SA Objective	Effect	Timescale	Permanence	Comments
Water				
6. To conserve and enhance water quality and resources	++	Short term	Permanent	The policy requires a site specific flood risk assessment, sustainable drainage systems to reduce the risk of flooding and sewer flooding and evidence that there is adequate Water Recycling Centre capacity.
Air				
7. To maintain and where possible improve air quality	+?	Medium/long term	Temporary	As is common across the whole district increased development is likely to result in an increase in emissions through increases in associated traffic movements. The requirement to deliver a mix of uses as part of the garden neighbourhood could reduce the need for residents to travel to access day-to-day services. The policy also requires further pedestrian and cycle access which could further reduce reliance on private car use. This could have positive air quality impacts.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	--	Medium/long term	Permanent	The allocation will result in the loss of greenfield agricultural land across the site.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the whole district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the whole district overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to	++	Short term	Permanent	The policy requires a site specific flood risk assessment, sustainable drainage systems to

SA Objective	Effect	Timescale	Permanence	Comments
climatic events and flooding				reduce the risk of flooding and sewer flooding and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	?	Medium/ long term	Permanent	The garden neighbourhood has potential to impact on Estuary SPAs, from increased recreational pressure. However, the policy requires the provision of significant SANGS in order to mitigate this.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	?	Medium/ long term	Permanent	Potential impact from increased recreational pressure on designated European site. The inclusion of accessible natural green space to be provided as part of the development will help to mitigate impacts on biodiversity. The policy also requires the retention and enhancement of trees, woodland and hedgerows on the site.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	0	Long term	Permanent	The Policy requires proposals to have regard to the Council's site-specific Heritage Impact Assessment, be sympathetic to the south entrance to Saxmundham, the Conservation Area and affected Heritage Assets, and be supported by a Heritage Impact Assessment.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Medium/ long term	Permanent	The Policy requires the provision of accessible natural green space and the retention and enhancement of trees, woodland and hedgerows on the site.
Economy				

SA Objective	Effect	Timescale	Permanence	Comments
16. To achieve sustainable levels of prosperity and growth throughout the plan area	+	Medium/ long term	Permanent	The policy requires the provision of new employment land and other employment generating uses on the site which will generate new jobs in the area, and support the local economy.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Medium/ long term	Permanent	The site lies just to the south of Saxmundham Town Centre. Development here could help support the existing services and retail facilities in the Town Centre.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	++	Medium/ long term	Permanent	The policy directs new housing development to Saxmundham, where there is a good range of services and facilities. The policy requires new vehicular, pedestrian and cycle access points with links to town centre and railway station. It is likely that the development would result in localised impacts on the transport network, as identified through transport modelling.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The loss of greenfield agricultural land is hard to mitigate in a district with limited brownfield land available, however requirements within the Landscape Character policy, Biodiversity and Geodiversity policy, and the Environmental Quality policy (in addition to the specific requirements already set out in this policy) will help mitigate the impact of the development.</p> <p>The requirements of the Environmental Quality policy will also help mitigate the impact on air quality.</p>			

SA Objective	Effect	Timescale	Permanence	Comments
				<p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>

[Update to Appraisal for SCLP12.46: Land behind 15 St Peters Close, Charsfield \(previous policy ref: SCLP12.47: Land behind 15 St Peters Close, Charsfield\)](#)

- 3.21 Main Modification MM82 includes an additional criteria, criteria g), to ensure an ecological survey is conducted to identify necessary mitigation. The original Sustainability Appraisal for this Policy identified a negative effect against objective 13, with this modification, that effect is now considered to be positive.
- 3.22 MM82 also includes the addition of criteria h) which clarifies that development proposals will need to demonstrate adequate foul sewerage capacity. The Sustainability Appraisal for this Policy identified a positive effect on objective 6. With the modification, that effect is considered to remain positive.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 20 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	Permanent	There is some health provision nearby, but it is beyond walkable distance. The site is located 3 miles from the nearest doctor's surgery. Site located in close proximity to a recreation ground which the policy requires a new pedestrian link to.
4. To improve the quality of where people live and work	0	n/a	n/a	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile). The policy

Sustainability Objective	Effect	Timescale	Permanence	Comments
				requires a contribution towards early years provision.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires proposals to demonstrate there is adequate Water Recycling Centre capacity. Development would be expected to accord with current standards which promote the efficient use of water.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Redevelopment of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	Site not considered to be at risk of flooding.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	+	Long term	Permanent	Potential impact from increased recreational pressure on the Sandlings SPA and Deben SPA and Ramsar Site. An ecological survey is required by the policy, with any necessary mitigation justified by the survey to be provided.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Site is 110m from Grade I Listed Building. The policy requires a design and layout that reflects this.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the retention of hedgerows and trees along the boundary of the site.
16. To achieve sustainable levels of	0	n/a	n/a	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
prosperity and growth throughout the plan area				
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+?	Long term	Permanent	Charsfield has a modest number of local facilities including a primary school. The site is located close to a bus route. The village is located 3.6 miles from shops and services in Wickham Market
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets. The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

[Update to Appraisal for SCLP12.48: Land North of The Street, Darsham \(previous policy ref: SCLP12.49: Land North of The Street, Darsham\)](#)

- 3.23 Main Modification MM84 includes the removal of the requirement to retain trees on the boundary of the site. This is linked to other changes in policy associated with need to establish safe and suitable access to the site. The original Sustainability Appraisal for this Policy identified a neutral effect on objective 15. With the modification, that effect is considered to remain neutral. However, the modification will require amendments to the commentary against the landscape and townscape objective.
- 3.24 MM84 also includes two other changes to the policy, including clarification of access arrangements and a requirement to demonstrate adequate foul sewerage

capacity. Neither of these changes require any amendments to the original Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	Not applicable	Not applicable	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 25 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There is limited access to health facilities. The nearest hospital is the Ipswich Hospital, which is 25 miles away. The nearest GP is Yoxford Branch Surgery, which is 1.7miles away.
4. To improve the quality of where people live and work	0	Not applicable	Not applicable	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Primary school within 3 miles (beyond a walkable distance). Darsham Train Station is 0.8miles away which provides opportunities to access further education and training opportunities further afield.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. Surface water flooding has been recorded in the North East corner of the site and at points on the Southern border. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.

Sustainability Objective	Effect	Timescale	Permanence	Comments
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface water flooding has been recorded in the north east corner of the site and at points on the southern border. A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, Easton Bavents SPA, The Alde-Ore SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The site is on the site of a Scheduled Monument 'Darsham Old Hall', built in the 15th Century. The policy requires an Archaeological Assessment.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Long term	Permanent	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Long term	Permanent	Indicator unlikely to be affected.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	++	Long term	Permanent	Darsham Train Station is 0.8miles away. Saxmundham is 5.5miles away. The nearest bus stop is 150m away.
19. To ensure that the digital infrastructure available meets the	0	Long term	Permanent	Site proposed for 100% residential development, therefore indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				
Potential Mitigation Measures				<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

[Update to Appraisal for SCLP12.55: Land at School Road, Knodishall \(previous policy ref: SCLP12.56: Land at School Road, Knodishall\)](#)

3.25 Main Modification MM91 includes the removal criterion c) to clarify that the site comes within the catchment of the Thorpeness Water cycling centre (not the Benhall Water Recycling Centre). The Thorpeness Water Recycling Centre is not subject to the same constraints. The original Sustainability Appraisal for this Policy identified a positive effect on objective 6. With the modification, that effect is considered to remain positive. However, the modification will require amendments to the commentary against the water objective.

3.26 MM91 also includes clarification that development proposals will need to demonstrate adequate foul sewerage capacity. This change does not require any amendment to the Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 16 dwellings. This quantum of development will deliver some affordable housing and a mixture of dwelling types.
3. To improve the health of the population overall	+?	Long term	Permanent	There is reasonable access to health facilities Ipswich Hospital is 24 miles away. The Leiston Surgery

Sustainability Objective	Effect	Timescale	Permanence	Comments
and reduce health inequalities				is 1.5 miles away. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	n/a	n/a	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. A site specific flood risk assessment is required .
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Greenfield site not in agricultural use with no other relevant designations.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	A site specific flood risk assessment is required and evidence that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Long term	Permanent	Indicator unlikely to be affected.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site lies within 13km of the Minsmere-Walberswick SPA, SAC, and Ramsar Site, The Alde-Ore Estuary SPA, SAC, and Ramsar Site, The Sandlings SPA, and The Southern North Sea SAC. The policy requires a survey detailing the likely impacts on any ecological receptors which may be present on or around the site.
14. To conserve and where appropriate enhance areas and assets	0	Long term	Permanent	No issues identified.

Sustainability Objective	Effect	Timescale	Permanence	Comments
of historical and archaeological importance				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	Long term	Permanent	No issues identified. Policy requires the retention of the hedgerow along school road.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good connectivity with Leiston Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	Leiston Town Centre and employment area is 1mile from the site. Saxmundham Train Station is 4miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

[Update to Appraisal for SCLP12.58: Land Adjacent to Swiss Farm, Otley \(previous policy ref: SCLP12.59: Land Adjacent to Swiss Farm, Otley\)](#)

3.27 Main Modification MM93 includes the addition of a new criterion to require a Contaminated Land Assessment to ensure the safe development of the site. The original Sustainability Appraisal for this Policy identified a double negative effect against objective 8. With this modification, that affect is now considered to be neutral.

3.28 MM93 also includes clarification around the transport evidence requirements for the site and the need to ensure the integration of the site with neighbouring uses. Neither of these changes require any amendment to the Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 60 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, including housing to meet the need of the older population.
3. To improve the health of the population overall and reduce health inequalities	++	Long term	Permanent	The Ipswich Hospital is 9 miles away. Debenham Group Practice is outside the site. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Primary school within walkable distance (1 mile).
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific Flood Risk Assessment.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	0	Long term	Permanent	Development of site would result in the loss of grade 3 agricultural land. However, the site also comprises brownfield land, for which a Contaminated Land Assessment will be required.

Sustainability Objective	Effect	Timescale	Permanence	Comments
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Some risk of surface water flooding along eastern boundary. The policy requires a site specific Flood Risk Assessment.
12. To safeguard the integrity of the coast and estuaries	0	n/a	n/a	No effect.
13. To conserve and enhance biodiversity and geodiversity	-	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 31km of the Deben Estuary SPA and Ramsar Site, and the Sandlings SPA. The policy requires an ecological survey along with any mitigation measures.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	The supporting text of the policy requires proposals to consider the impact on the setting of the grade II listed building opposite the site (The Shrubbery).
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires the provision of landscaping to the western border of the site to provide an appropriate edge in relation to the open countryside beyond the site
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	?	Long term	Permanent	Woodbridge is the nearest Town Centre and employment area and is 6miles away. Melton Train Station is 8miles away. The nearest bus stop is 300m away.
19. To ensure that the digital infrastructure available meets the	0	n/a	n/a	No effect.

Sustainability Objective	Effect	Timescale	Permanence	Comments
needs of current and future generations				
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

[Update to Appraisal for SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham \(previous policy ref: SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham\)](#)

3.29 Main Modification MM98 includes new criteria to clarify that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity. The original Sustainability Appraisal for this Policy identified a neutral effect on objective 6. With the modification, that effect is now considered to be positive.

3.30 MM98 also includes changes to clarifying the requirements for sewerage infrastructure enhancements. This change does not require any amendment to the Sustainability appraisal beyond that outlined above.

SA Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.
Health and Wellbeing				

SA Objective	Effect	Timescale	Permanence	Comments
3. To improve the health of the population overall and reduce health inequalities	+?	Long term	permanent	Ipswich Hospital 12.6 miles Hollisley Village Hall Branch Surgery 1.9 miles; Leisure facilities within walking distance
4. To improve the quality of where people live and work	0	n/a	n/a	No effect.
Education				
5. To improve levels of education and skills in the population overall	-	Long term	permanent	Primary school beyond walkable distance.
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	The policy requires that foul sewerage network capacity is demonstrated or that it is upgraded to provide adequate capacity and that development is connected to a public sewage treatment plant.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of this site is likely to have a negative impact on soil resources as the site has not been previously developed.
9. To promote the sustainable management of waste	-	Long term	Permanent	As is common across the district, increased development is likely to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.

SA Objective	Effect	Timescale	Permanence	Comments
from energy consumption				
11. To reduce vulnerability to climatic events and flooding	0	n/a	n/a	No effect.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+?	Long term	Permanent	Site will require archaeological investigation. The policy requires a design and layout that responds positively to the site's location in the AONB and the setting of the conservation area and listed buildings.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	permanent	Site will require archaeological investigation. The policy requires a design and layout that responds positively to the site's location in the AONB and the setting of the conservation area and listed buildings A landscape and visual impact assessment will be required.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				

SA Objective	Effect	Timescale	Permanence	Comments
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	Bus stops within 0.6 miles. Melton Train station within 5 miles Employment less than 10 miles Bentwaters (9miles), Woodbridge market town centre (6.9 miles)
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>Requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

[Update to Appraisal for SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin \(previous policy ref: SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin\)](#)

- 3.31 Main Modification MM101 includes the addition of new criteria to ensure that consideration is given to whether on-site resources should be used during development. The original Sustainability Appraisal identified a double negative effect on objective 8. With this modification, that effect is now considered to be negative.

3.32 MM101 also includes a number of other changes, including: to reduce the prescriptiveness of the policy in relation to early years provision (does not remove the requirement); to ensure development in this location avoids the coalescence of communities; and a requirement to demonstrate adequate foul sewerage capacity. None of these changes require amendments to the Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of the whole community	++	Long term	Permanent	The policy is expected to deliver approximately 150 dwellings. This quantum of development will deliver affordable housing and a mixture of dwelling types, including the provision of housing for older people and the provision of self-build plots.
3. To improve the health of the population overall and reduce health inequalities	+	Long term	Permanent	The site is 2 miles from Walton GP surgery and 7 miles from Ipswich Hospital. There is more than one leisure facility within 1mile of the site.
4. To improve the quality of where people live and work	0	n/a	n/a	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	++	Long term	Permanent	Two primary schools within walking distance of the site (1 mile). The Policy requires the provision of land for a new primary school and early years setting.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is

Sustainability Objective	Effect	Timescale	Permanence	Comments
				adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	-	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	-	Long term	Permanent	Development of site would result in the loss of grade 2 agricultural land. However, the policy requires consideration to be given to whether on-site resources should be used on-site during development
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	?	n/a	n/a	Trimley St Martin lies adjacent to the Orwell Estuary. Felixstowe is between Trimley St martin and the coast.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Orwell Estuary which is a SPA and Ramsar Site. The site is within 13km of The Stour Estuary SPA and Ramsar Site, The Alde-Ore Estuary SPA and Ramsar Site, and The

Sustainability Objective	Effect	Timescale	Permanence	Comments
				Sandlings SPA. The policy requires an ecological survey and any necessary mitigation.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	No designations on site. The policy requires an Archaeological Assessment to be undertaken.
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires provision of appropriate landscaping and boundary treatments to provide a 'soft' western edge to the development and to minimise impacts on the AONB and the provision of a Landscape and Visual Impact Assessment to inform the landscape strategy for the site.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	Indicator unlikely to be affected.
17. To maintain and enhance the vitality and viability of town and retail centres	+	Long term	Permanent	Site has good connectivity with Trimley High Road and Felixstowe Town centre and potential to support the retail offer in the town.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	+	Long term	Permanent	The site is 0.9 miles from Trimley Railway Station. The nearest bus stop is 75m from the site. Felixstowe is the nearest employment centre and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	Indicator unlikely to be affected.

Sustainability Objective	Effect	Timescale	Permanence	Comments
Potential Mitigation Measures				<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>

[Update to Appraisal for SCLP12.68: Land West of B1125, Westleton \(previous policy ref: SCLP12.69: Land West of B1125, Westleton\)](#)

3.33 Main Modification MM101 includes amendments to ensure that development impacts on Westleton Common County Wildlife Site are identified and mitigated. The original Sustainability Appraisal for this Policy identified a double negative effect on objective 13. With the modification, that effect is considered to remain double negative. However, the modification will require amendments to the commentary against the biodiversity objective.

3.34 MM101 also includes a change to clarify that development proposals will need to demonstrate adequate foul sewerage capacity exists or that relevant upgrades can be made to ensure required capacity. This change does not require any amendment to the original Sustainability Appraisal.

Sustainability Objective	Effect	Timescale	Permanence	Comments
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
2. To meet the housing requirements of	++	Long term	Permanent	The policy is expected to deliver approximately 20 dwellings. This quantum of development will deliver

Sustainability Objective	Effect	Timescale	Permanence	Comments
the whole community				some affordable housing and a mixture of dwelling types including housing to meet the needs of older people.
3. To improve the health of the population overall and reduce health inequalities	?	Long term	Permanent	There are limited healthcare facilities. James Paget Hospital is 24 miles away. Yoxford Branch Surgery is the nearest GP, which is 2.9.miles away. There is more than one leisure facility within 1 mile of the site.
4. To improve the quality of where people live and work	0	n/a	n/a	Indicator unlikely to be affected.
5. To improve levels of education and skills in the population overall	+?	Long term	Permanent	Middleton Primary School is within 1.2miles.
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Development would be expected to accord with current standards which promote the efficient use of water. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
7. To maintain and where possible improve air quality	0	Long term	Permanent	Development likely to result in an increase in emissions through increases in associated traffic movements.
8. To conserve and enhance soil and mineral resources	--	Long term	Permanent	Development of the site would result in the loss of grade 3 agricultural land.
9. To promote the sustainable management of waste	-	Long term	Permanent	Likely to result in an increase in waste production.

Sustainability Objective	Effect	Timescale	Permanence	Comments
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	Overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Surface water flooding has been recorded across the north and east of the site. The policy requires a site specific flood risk assessment and evidence demonstrate that there is adequate Water Recycling Centre capacity.
12. To safeguard the integrity of the coast and estuaries	0	Not applicable	Not applicable	No effect.
13. To conserve and enhance biodiversity and geodiversity	--	Long term	Permanent	Potential impact from increased recreational pressure on designated European site. The site is within 1km of the Minsmere-Walberswick Estuary which is a SPA, SAC, and Ramsar Site. The is also within 13km of The Sandlings which is a SPA, the Alde-Ore Estuary which is a SPA, SAC, and Ramsar Site, and The Southern North Sea which is a SAC. A project level HRA will be required. The policy requires an ecological assessment, including the identification of impacts on Westleton Common County Wildlife Site and mitigation required.
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	The policy requires a design and layout that is sympathetic to the setting of Westleton Conservation Area.

Sustainability Objective	Effect	Timescale	Permanence	Comments
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	Long term	Permanent	The policy requires a design and layout that is sympathetic to the setting of Westleton Conservation Area and which provides a soft edge to development on the southern and western boundary.
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	Not applicable	Not applicable	No effect.
17. To maintain and enhance the vitality and viability of town and retail centres	0	Not applicable	Not applicable	No effect.
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	-?	Long term	Permanent	There are some limited facilities in Westleton. Leiston is the nearest town and employment centre, and is 4.5miles away. The nearest bus stop is more than 1mile away. The nearest train station Darsham Station and is 3miles away.
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	Not applicable	Not applicable	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impacts on air quality and material assets.</p>			

Sustainability Objective	Effect	Timescale	Permanence	Comments
				<p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p> <p>This policy has been subject to a separate Appropriate Assessment. The resulting mitigation suggestions have been incorporated into the plan.</p>

[Update to Appraisal for SCLP12.71: Land at Street Farm, Witnesham \(Bridge\) \(previous policy ref: SCLP12.72: Land at Street Farm, Witnesham \(Bridge\)\)](#)

- 3.35 Main Modification MM103 includes the addition of a new requirement to ensure that adequate living conditions for residents are considered and that development can be integrated with neighbouring uses. The original Sustainability Appraisal for this Policy identified a neutral effect on objective 4 and that effect is considered to remain neutral. However, the change will require amendments to the commentary against this objective.
- 3.36 Main modification MM103 also includes a new requirement for a Contaminated Land Assessment. The original Sustainability Appraisal identified a positive effect against objective 8, with this new requirement that is still considered to be positive. However, the change will require amendments to the commentary against this objective.
- 3.37 Additionally, MM103 includes two other changes to the policy: the removal of a duplicated criterion and a minor wording change to clarify flood risk requirements. Neither of these changes require amendments to the Sustainability Appraisal.

SA Objective	Effect	Timescale	Permanence	Comments
Population				
1. To reduce poverty and social exclusion	0	n/a	n/a	No effect.
Housing				
2. To meet the housing requirements of the whole community	++	Long term	permanent	Would increase housing stock and provide a range of housing types and tenures.

SA Objective	Effect	Timescale	Permanence	Comments
Health and Wellbeing				
3. To improve the health of the population overall and reduce health inequalities	?	Long term	permanent	4.0 miles to nearest GP surgery, 4.4 miles to Ipswich town centre, 1.9 and 5.9 miles respectively to relevant primary and high schools (route may not be considered safe enough).
4. To improve the quality of where people live and work	0	Long term	permanent	The policy requires consideration to be given to the provision of adequate living conditions of future occupiers in light of the proximity to existing agricultural buildings.
Education				
5. To improve levels of education and skills in the population overall	?	Long term	permanent	1.9 and 5.9 miles respectively to relevant primary and high schools (route may not be considered safe enough).
Water				
6. To conserve and enhance water quality and resources	+	Long term	Permanent	Policy requires a site specific flood risk assessment and policy seeks to avoid development within the area identified as Flood Zone 3.
Air				
7. To maintain and where possible improve air quality	-	Long term	Permanent	As is common across the whole of the district, development is likely to result in an increase in emissions through increases in associated traffic movements.
Material Assets (including Soil)				
8. To conserve and enhance soil and mineral resources	+	Long term	Permanent	The site is agricultural therefore excluded from the definition of previously developed land. However, the site consists mainly of hard surfacing, so development on the site would conserve soil resources. Contaminated Land Assessment will be required.
9. To promote the sustainable	-	Long term	Permanent	As is common across the district, increased development is likely

SA Objective	Effect	Timescale	Permanence	Comments
management of waste				to result in an increase in waste production.
Climate Change, Flooding and the Coasts and Estuaries				
10. To reduce emissions of greenhouse gases from energy consumption	-	Long term	Permanent	As is common across the district, overall emissions in the district could rise as the result of an increase in development.
11. To reduce vulnerability to climatic events and flooding	+	Long term	Permanent	Policy requires a site specific flood risk assessment and policy seeks to avoid development within the are identified as Flood Zone 3.
12. To safeguard the integrity of the coast and estuaries	-	Medium/long term	Permanent	The site has potential impact on Estuary SPAs, from increased recreational pressure.
Biodiversity				
13. To conserve and enhance biodiversity and geodiversity	-	Medium/long term	Permanent	The site has potential impact on protected sites, from increased recreational pressure.
Cultural Heritage				
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	+	Long term	Permanent	Impact on listed building highlighted in policy and archaeological investigation required.
Landscape				
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	Long term	permanent	The site is currently vacant and in need of regeneration. Policy requires proposals to be sympathetic to the site location in a sensitive river valley setting.
Economy				
16. To achieve sustainable levels of prosperity and growth throughout the plan area	0	n/a	n/a	No effect.

SA Objective	Effect	Timescale	Permanence	Comments
17. To maintain and enhance the vitality and viability of town and retail centres	0	n/a	n/a	No effect.
Transport, Travel and Access				
18. To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services.	+?	Long term	permanent	4.0 miles to nearest GP surgery. 4.4 miles to Ipswich town centre. 1.9 and 5.9 miles respectively to relevant primary and high schools. 3.4 miles to nearest supermarket. 0.1 miles to nearest bus stop. 3.4 miles to nearest supermarket.
Digital Infrastructure				
19. To ensure that the digital infrastructure available meets the needs of current and future generations	0	n/a	n/a	No effect.
Potential Mitigation Measures	<p>The requirements set out in Policy SCLP2.3 (Cross boundary mitigation of effects on protected habitats) and Policy SCLP10.2 (visitor management of European sites) will help to mitigate the impact of increased visitors on protected sites.</p> <p>The Environmental Quality policy, which highlights the need for developments to address impacts on soils, agricultural land and air quality will help mitigate the impact of loss of greenfield land and the uncertain impact on air quality.</p> <p>The requirements and standards set out in the Sustainable Construction policy will help mitigate the impact of development on emissions levels.</p> <p>The Design Quality policy requires adequate provision for the storage and collection of waste and recycling bins.</p>			

3.38 As a result of the amended scores identified above, the overall cumulative effects of the Plan have also been revisited. Through the screening of the Main Modifications, amended scores were recorded against 6 of the SA objectives and these are summarised in table below:

Objective	Change
2. To meet the housing requirements of the whole community	1 policy changed from + to +?
6. To conserve and enhance water quality and resources	1 policy changed from 0 to +
8. To conserve and enhance soil and mineral resources	1 policy changed from - - to 0 1 policy changed from - - to -
14. To conserve and where appropriate enhance areas and assets of historical and archaeological importance	3 policies changed from 0 to +
15. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	1 policy changed from 0 to +
17. To maintain and enhance the vitality and viability of town and retail centres	1 policy changed from 0 to + 1 policy changed from - to +

3.39 With the exception of Objective 2, the amended scores have all been improvements on the previous appraisals for those policies. Against SA Objective 8 two policies have improved from significant negative effects. However, given the relatively limited number of amended scores, these have not resulted in the need to change the overall cumulative effects of the Plan (see final row of Revised Evaluation of Significant Effects Table) or the conclusions of the December 2018 Sustainability Appraisal report in regard to the analysis of the significant effects.

Other changes

3.40 Discussions at the hearing sessions carried out as part of the Examination into the Local Plan highlighted an inconsistency in the Sustainability Appraisal Report regarding the summaries of the considerations of alternative sites in Rendlesham. Whilst all sites were considered equally through the SHELAA and site selection process, this wasn't reflected in the summary provided for site 451 (Land to the North and East of Redwald Road Rendlesham) on page 185-186 of the December 2018 Sustainability Appraisal Report. Revised text is provided below:

Site Number	Site Address	Site Area (Ha)	Proposed Use	Reason not preferred site
Rendlesham				

451	Land to the North and East of Redwald Road Rendlesham	22.16	Housing Care Home Open Space	The southern part of the site is a preferred site (carried forward from the existing Site Allocations and Area Specific Policies Development Plan Document). This is proposed for allocation through Policy SCLP12.63 Land East of Redwald Road, Rendlesham (SCLP12.62 in Main Modifications Draft). The larger site area was considered as potentially suitable in the SHELAA- However, due to infrastructure constraints this Local Plan does not look to allocate significant new growth within this part of the District.
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3.41 This amendment does not change the conclusions of the December 2018 Sustainability Appraisal Report.

4. Conclusion

- 4.1 Ten Main Modifications result in changes to the scoring of policies in the December 2018 Sustainability Appraisal Report. These relate to the following Main Modifications and Policies:

MM9	SCLP3.4: Proposals for Major Energy Infrastructure Projects
MM11	SCLP4.2: New Employment Development
MM28	SCLP6.4: Tourism development outside of the AONB
MM55	SCLP12.5 Brackenbury Sports Centre, Felixstowe
MM60	SCLP12.16: Felixstowe Leisure Centre
MM62	SCLP12.19: Brightwell Lakes
MM82	SCLP12.46: Land behind 15 St Peters Close, Charsfield
MM93	SCLP12.58: Land Adjacent to Swiss Farm, Otley
MM98	SCLP12.63: Land opposite The Sorrel Horse, The Street, Shottisham
MM101	SCLP12.65: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

- 4.2 These changes have resulted in amendments to the ‘Evaluation of Significant Effects Table’ and revised appraisals for each of these policies.

- 4.3 Main Modifications to the Plan also propose the deletion of two policies:
- Policy SCLP12.35: Land at Innocence Farm (see MM74)
 - Policy SCLP11.9: Areas to be Protected from Development (see MM50)

The ‘Evaluation of Significant Effects Table’ has also been updated to reflect this and the consequent renumbering of policies.

- 4.4 A number of revised appraisals have also been produced for seven policies where, although it has not been necessary to change the scoring, the accompanying commentary has needed to be updated to reflect modifications to the policy.
- 4.5 A further change to the December 2018 Sustainability Appraisal Report has been made to correct an inconsistency in the consideration of alternative sites in Rendlesham. This amendment does not change the conclusions of the December 2018 Sustainability Appraisal Report.
- 4.6 As a result of the amended scores for the ten Policies outlined in the table above, the overall cumulative effects of the Plan have also been revisited. However, given the relatively limited number of amended scores, these have not resulted in the need to change the overall cumulative effects of the Plan or the conclusions of the December 2018 Sustainability Appraisal report.